

TILLAMOOK COUNTY PLANNING COMMISSION

HEARING DATE

September 11, 2025- Beginning at 7:00p.m.

LOCATION

Port of Tillamook Bay Conference Center
4000 Blimp Boulevard, Tillamook, OR 97141

VIRTUAL & TELECONFERENCE MEETING INFORMATION

*For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.tillamookcounty.gov/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **OLD BUSINESS:**

#851-25-000262-PLNG: Legislative Text Amendment request to amend Article 3, Section 3.310: Residential Oceanside (ROS) Zone of the Tillamook County Land Use Ordinance (TCLUO) to reduce the maximum building height from 35-feet (existing) to 30-feet. Text amendment includes proposed exemption language to exempt existing structures from being declared “non-conforming” structures. The proposed amendments are at the request of the Oceanside Neighborhood Association.

#851-25-000268-PLNG: Legislative Text Amendment request to amend Article 3, Section 3.310: Residential Oceanside (ROS) Zone of the Tillamook County Land Use Ordinance (TCLUO) to establish lighting standards. The proposed amendments are at the request of the Oceanside Neighborhood Association.

#851-25-000269-PLNG: Legislative Text Amendment request to amend Article 3, Section 3.310: Residential Oceanside (ROS) Zone and Section 3.312 Commercial Oceanside (COS) Zone of the Tillamook County Land Use Ordinance (TCLUO) to establish new Variance criteria for variance requests to maximum building height requirements. The proposed criteria are in addition to the established criteria contained in Article 8: Variance Procedures and Criteria of the TLCUO. The proposed amendments are at the request of the Oceanside Neighborhood Association.

#851-25-000270-PLNG: Legislative Text Amendment request to amend Article 3, Section 3.312 Commercial Oceanside (COS) Zone of the Tillamook County Land Use Ordinance (TCLUO) to reduce the maximum building height from 35-feet (existing) to 30-feet. Text amendment includes proposed exemption language to exempt existing structures from being declared “non-conforming” structures. The proposed amendments are at the request of the Oceanside Neighborhood Association.

#851-25-000261-PLNG: Legislative Text Amendment request to amend Article 3, Section 3.310: Residential Oceanside (ROS) Zone of the Tillamook County Land Use Ordinance (TCLUO) to

establish middle housing types as outright permitted uses with clear and objective standards outlined in Subsection 4 of Section 3.310 that accompany a new section of the TCLUO, Section 5.120: Middle Housing Development Standards. These legislative text amendments are in accordance with Senate Bill 406, legislation specific to Tillamook County unincorporated communities served by water and sewer to help address housing needs countywide.

IV. NEW BUSINESS:

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website:
<https://www.tillamookcounty.gov/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

IX. ADJOURNMENT

The Port of Tillamook Bay Conference Center is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280x3423 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: September 4, 2025
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: Continuation of the August 14, 2025, Planning Commission Hearing regarding #851-25-000262-PLNG, et al, Legislative Text Amendments for the Unincorporated Community of Oceanside

Included are copies of evidence and written testimony received at the August 14, 2025, Tillamook County Planning Commission hearing. Also included are copies of written testimony received by the Department following the August 14, 2025, Planning Commission hearing, received by the 4:00pm on August 28, 2025 written testimony deadline for these proceedings.

At the August 14, 2025, hearing, the Planning Commission directed staff work with County Counsel on two matters related specifically to the building height reduction proposal and the building height calculation proposal:

- Discussion and consideration of concerns of economic hardship for non-conforming structures resulting from adoption of these proposals.
- Discussion and consideration of potential property taking issues or risk of litigation that may result from adoption of these proposals.

County Counsel will appear virtually at the September 11, 2025, hearing to discuss these matters with the Planning Commission.

The Planning Commission may take action at the hearing on September 11, 2025, or may continue the matter to a date and time certain announced at the hearing. The Planning Commission will ultimately make recommendations on all legislative text amendment proposals to the Tillamook County Board of Commissioners who will hear these matters at a public hearing on 5:30p.m. on October 22, 2025.

The proposed legislative text amendment requests will become effective, if adopted, by the Tillamook County Board of Commissioners, which will occur no sooner than October 22, 2025.

Please do not hesitate to contact me if you have any questions.

Thank You,
Sarah Absher

**EVIDENCE &
WRITTEN TESTIMONY
RECEIVED AT THE
AUGUST 14, 2025
TILLAMOOK COUNTY
PLANNING
COMMISSION
HEARING**

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.

Craig 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.

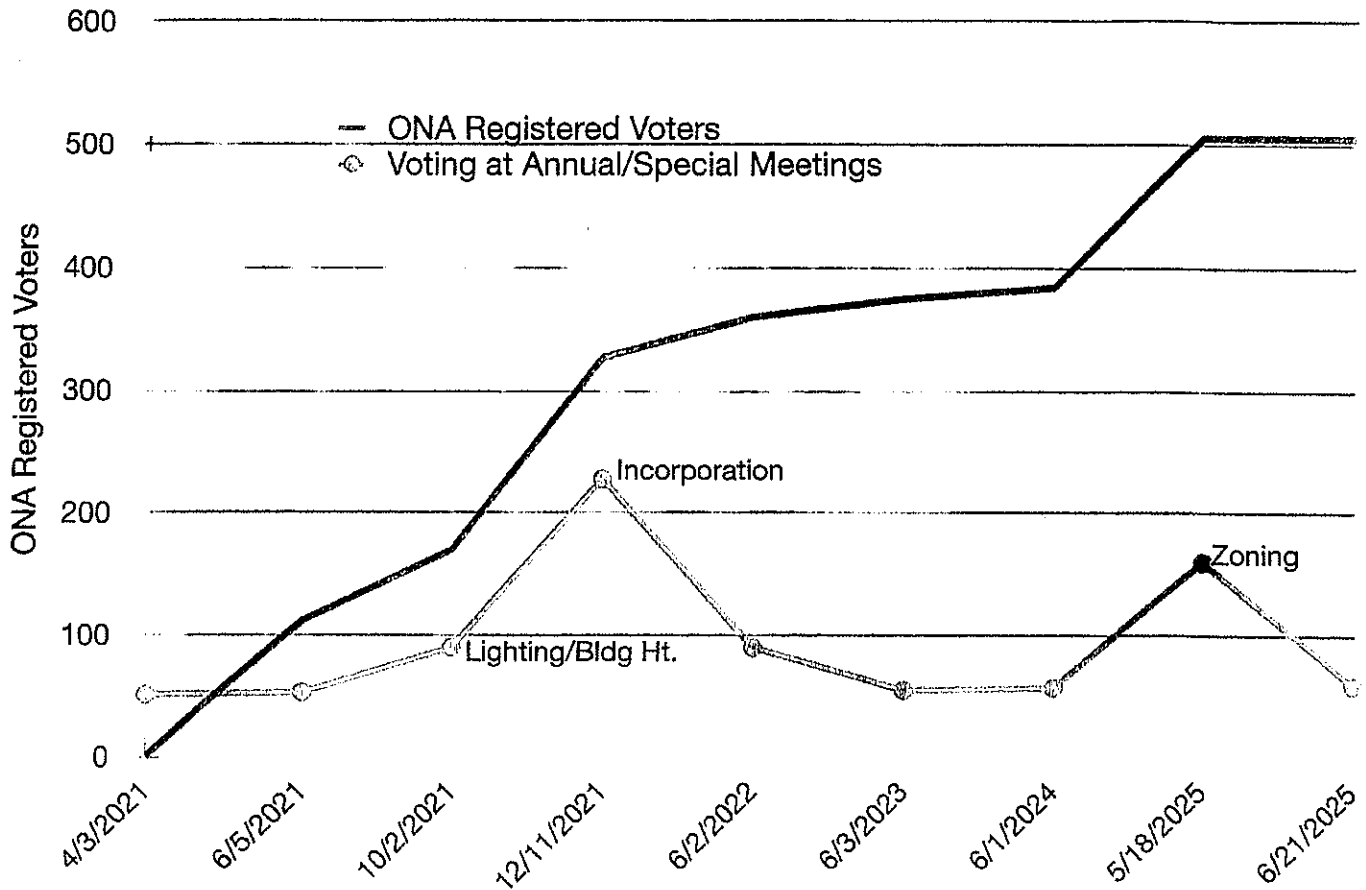
*I've attached charts showing historical yearly average ONA attendance data from 2002-2025 and ONA Registered Voter participation for 2021-2025.

Thank you for your consideration.

Carol Horton

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

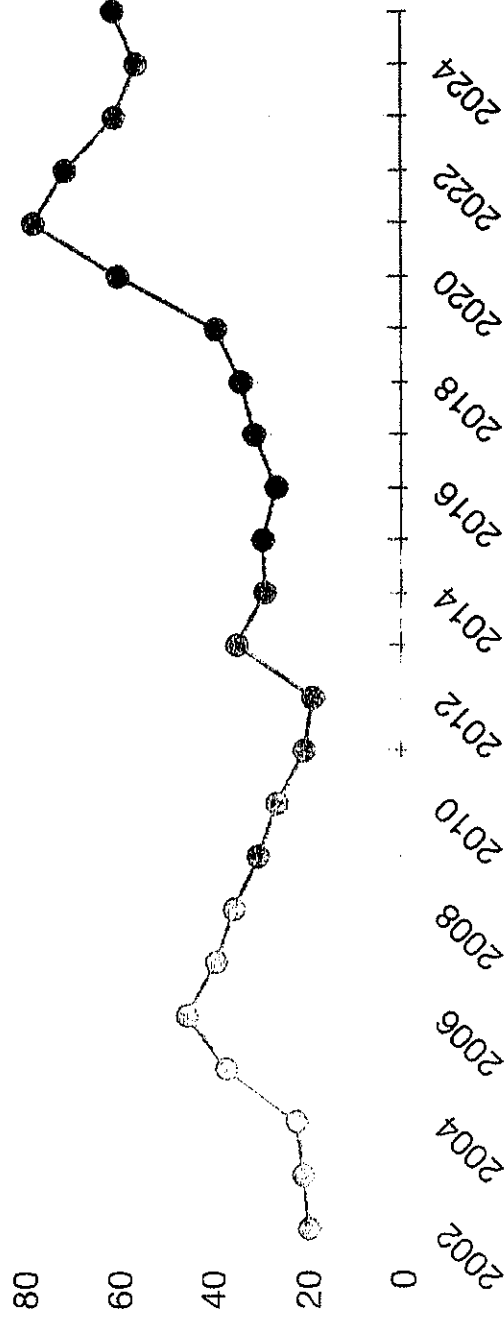
ONA Participation at Voting Meetings 2021-2025



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,

Mark Annen AIA, NCARB
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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

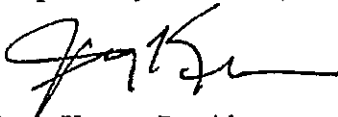
conclusion or that the Barnes decision supported it and asked that the proposal be advanced despite it. Now, at hearing, the Kearns Memo (at page 168) does not appear to share this “taking” concern. To the contrary, it characterized such regulations as “lawful” and “purely a policy matter.” The OPS agrees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

Oceanside Neighborhood Association Bylaws

May 1, 1995; Rev. June 1, 2002; Rev. August 3, 2002; Rev. July 7, 2007; Rev. February 7, 2009; Rev. February 3, 2018;
Rev. April 3, 2021

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. Simeon 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 Gorzynski
 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. Simeon 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. Asks if there will be a voting recap for the ZAPR recommendations from 2021.
- k. Simeon 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.
 - e. Carol Horton: I am happy to contribute. Can we do this through the Oceanside Protection Society (which is tax deductible)
 - f. 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.
 - g. 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 Alken:
 - 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. Gilt:
 - 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
1S1030BB02900	0.121608711
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1S1030BB03900	0.171920843
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1S1030BB07200	0.176995857
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1S1030BB07400	0.141752695
1S1030BB07500	0.138579712
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1S1030BC03900	0.040311959
1S1030BC03901	0.040301589
1S1030BC05700	0.081552606
1S1030BC08601	0.055060576
1S1030BC08700	0.079235114
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1S1030BC10600	0.098906719
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1S1030BC12700	0.089490304
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1S1030BC15500	0.267609711
1S1030BC16100	0.208729752
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1S1030BC16300	0.149218525
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Sort by MapTax Oceanside_Residential_Vacant_By_SQFT.xls

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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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1S1125AA11200	0.039257616	1710.37818
1S1030BC03901	0.040301589	1755.85536
1S1030BC03700	0.040305989	1756.05404
1S1030BC03900	0.040311959	1756.30371
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1S1030BB02000	0.042075752	1833.163212
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1S1125AA12200	0.045766902	1993.977416
1S1125AA12501	0.04659475	2030.037222
1S1125AA04900	0.048210083	2100.422517
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1S1030CD01113	0.057391158	2500.422753
1S1030CD02617	0.057391299	2500.423134
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Sort Size Oceanside_Residential_Vacant_By_SQFT.xls

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1S1030BB06800	0.144626985	6301.11637
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**WRITTEN TESTIMONY
SUBMITTED TO THE
DEPARTMENT
BY 4:00PM ON
AUGUST 28, 2025**

Sarah Thompson

From: Sarah Absher
Sent: Thursday, August 28, 2025 1:17 PM
To: Sarah Thompson
Cc: shaundesjardins@live.com
Subject: Public Comments for Sept 11 2025
Attachments: ONA-Minutes-2025_02_01.pdf; ONA-Minutes-2021_10_02.pdf; ONA-Election-Results-from-2025-05-18.pdf; 01_Summary of comments and documents.pdf; ONA-Minutes-2024_02_03.pdf; ONA-Minutes-2025_05_18.pdf; ONA-Minutes-2025_04_05.pdf; ONA-Minutes-2025_06_21.pdf; ZAPR-Community-Comments-2025_03_29.pdf; ONA-Minutes-2025_07_28.pdf

Hello Sarah,

Please see comments below and attached. Please add to the testimony packet for the September 11, 2025 Planning Commission hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Shaun DesJardins <shaundesjardins1967@gmail.com>
Sent: Thursday, August 28, 2025 1:15 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Subject: EXTERNAL: Public Comments for Sept 11 2025

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

Sarah,

Please add the following summary and referenced attachments to the written testimony for the 11 September 2025 commissioner's meeting. I will be present and prepared to testify as both Secretary of ONA and as a Resident on new testimony.

Please respond to acknowledge receipt of this email and that it will be in the testimony package.

Thank you,

Shaun DesJardins

Timeline of Height Reduction

Summary and comments at the end of listed applicable ONA minutes:

2019, October 5th: Jerry Keene (President ONA), discusses building height calculations, for the first time noted in minutes. No mention of a reduction in height. No mention of non-conforming issues.

2020, February 2nd: Team formed for Building Height Formula/Calculation: Mary Beeks, Caroline Neunzert, Kathie Norris. No mention of a reduction in height. No mention of non-conforming issues.

2020, December 5th: Building Height calculation team discussed new height calculation. No mention of a reduction in height. No mention of non-conforming issues.

2021, February 6th: First Zoom Meeting, no link to a video. 85 members confirmed by Zoom and phone. Announced new team for building height calculation team: Caroline Neunzert, Kathie Norris, Jerry Keene with advice from Mark Widmer. Will submit a report in the future. No mention of a reduction in height. No mention of non-conforming issues.

2021, April 3rd: 51 members in attendance, plus an “unknown number of telephone participants”. Voted ‘Unanimously’ to change the Bylaws (No mention if the call-ins were allowed a vote). No update on changes to the height calculations. No mention of a reduction in height. No mention of non-conforming issues.

2021, June 6th: From the minutes: “Building Height Standards Team: The Team has nearly finalized its Report, including recommendations to update the formula for calculating maximum building height in residential and commercial zones. It should be posted on the website for public review and comment in a few days. A Special (Zoom) Meeting will be held on September 11, 2021, 10-11:30 a.m. The Team will then prepare Final Report and recommendations for consideration and a vote at ONA Regular (Live and Zoom hybrid) Meeting on October 2, 2021, 10-11:30 a.m. With the Team Report, the ONA Board has included a separate proposal to consider requesting an exemption from the countywide height limit of 35 feet in order to reduce it to 30 feet. (Neskowin obtained such exemption and reduced their height maximum to 24 feet.) The Board's proposal will be discussed at meetings and potentially a vote in separate proceedings parallel to those on the Team’s recommendations.” This is the first mention of a building height restriction as a separate proposal for height reduction from 35-30 feet. No mention of non-conforming issues. Promised meetings to discuss proposed height reduction and calculations.

2021, October 2nd: 65 in attendance (37 needed for quorum). Meeting purpose to vote on proposals for lighting, height calculation and height reduction. Jerry Keene referenced a September 11, 2021 special meeting on height calculations stated, “about 70 people attended”, but the meeting has no minutes or attendance records available. Voted 55-Yes, 33-No with 65 in attendance and an ‘unknown number joining later’. No mention of non-conforming issues.

Nothing of relevance to this issue in any of the 10 meetings that are noted in minutes. No videos available. No mention of non-conforming issues.

2023, December 2nd: Sarah Absher talks about Senate Bill 406 for middle housing (Duplexes, Triplexes, Quads, Cottage Clusters and Townhouses). Brings up that the 2021 proposals are still awaiting commissioner action. Sarah states that the 2021 proposals will be presented with a measure 56 notice along with the Middle Housing requirements, but as a separate measure and will be available to appeal. This will likely happen in 2024.

2024, February 3rd: Sarah requests activation of ZAPR committee. The beginning of concern from ONA members, regarding the effects of ZAPR changes to building code changes. See attached minutes. No videos available. No mention of non-conforming issues.

2024, April 6th: Announces ZAPR meeting for April 9th, no minutes available for that meeting. Public comments were not taken. No videos available. No mention of non-conforming issues.

2024, June 1st: ZAPR announces future meetings, materials and links for June 4th and 25th will be sent out to members on the ONA mailing list. No videos available. No mention of non-conforming issues.

2024, September 21st: No videos available. No mention of non-conforming or related issues.

2024, December 7th: First meeting recorded with zoom that’s readily available online. Sarah Absher will push through the 2021 code changes as a priority. Only 37 people in attendance. No videos available. No mention of non-conforming issues.

2025, February 1st: 52 ONA members in attendance. Tom Kemper announced as new chair of ZAPR. Sarah Absher, in absence of committee work had continued the work on her own (Video link at 19:45). In April or may will propose changes to ONA for a vote on optional issues. Will initiate the process for proposed changes in April or May. Will push forward 2021 issues along with middle housing amendments. Sarah acknowledges that the proposals from 2021 can be changes based upon ONA feedback before delivering to the planning commission, based upon

what the board adopts. (Video link at 46:00). Sarah will not allow us to change the 2021 documents, no matter the ONA opinions (Video Link 47:00). No mention of non-conforming issues.

2025, April 5th: 71 in attendance. First full update on ZAPR 'Middle Housing' proposals (Video Link 44:45 – 1:24:30). No mention in the minutes of any ONA members concerns. No mention of non-conforming issues. Video link disabled.

2025, May 18th: Special meeting to vote on ZAPR proposals. 165 ONA registered members in attendance. Questions were asked that are very relevant and show the communities overwhelming view on non-conforming and taking issues. Each of the 9 issues were voted on only after asking for input from the ONA members (165 present). As lengthy as this video is (90 minutes) it truly shows the relationship between ZAPR (That managed to get the 2021 vote passed, during the Pandemic, with a 55-33 sampling of the ONA), the ONA Board and ONA members. No mention of non-conforming issues.

2025, June 21st: Annual Meeting. Video Link disabled. Announced meeting dates involving Middle Housing. No mention of non-conforming issues.

2025, July 28th: ONA Board Meeting on issues and ONA future. Public comments (Video Link 03:20 – 08:24) including comments, including issues with the way Board members are limiting access to discuss issues and blocking dissenting views during ONA meetings. Also comments from Simeon acknowledging lack of community trust with ONA (Video Link 07:00) and a need to rebuild it. Discussion on preparation for August 14 planning committee meeting (Video Link 08:25 – 16:09). **Simeon told the ONA Board (Video Link 10:35) that the 2021 issues brought forward would be presented as "Representative of Oceanside at the time the votes were taken."** Please note that these were not presented to the Commissioners this way. They were absolutely presented as **"Requested by Oceanside"** as a community, this simply is not true. Simeon literally acknowledges (Video Link 11:25) the "unsurprising" changes in community perception on this issue and deceptively fails to pass this along to the Commissioners in any way. **Rebuilding trust in the Oceanside community (Video Link 55:20 – 01:17:40)** is a nearly 25 minute discussion about the issues Oceansiders have with ZAPR and ONA. This is really telling and very important in the understanding of how a majority (Per the last two votes) of Oceansiders do not feel represented by ZAPR or ONA. This issue is so contentious that Simeon suggests a separate forum and/or arbitration to help mend these breaks in trust (Video Link 01:17:40 – 01:28:14).

In summary, the minutes referenced in **Bold** above are included in this package. The 2025 videos should be available, and I can get them, even though some of the links have been deactivated in the past 60 days, for whatever reason.

I have been asked not to testify as Secretary, even though a years past Secretary was allowed to comment, with incomplete and misleading information to this board. So, I am submitting as a resident, and I will be available and prepared to answer questions as the current ONA Secretary. Please ask for any clarification and I will respond with complete facts, numbers and clarifications from the Secretary file that I have access to.

Answers to Commissioners questions from the end of the 14 August meeting:

- Is the ZAPR committee representing Oceanside as a whole?
 - It absolutely is not. This has been noted repeatedly in video and minutes and needs to be addressed in order for ZAPR to be correctly considered a representative group to make suggestions for Oceanside and surrounding interests. See above minutes notes, Attached full minutes in packet and active video links in the minutes, with relevant time stamps for any context questions.
- Do ONA voters feel like they are being heard?
 - The majority do not. Per 2025 ONA voting results from May 18 and the March 29th community comments on ZAPR, as well as the December 2021 defeat of the previous major ONA initiative (All Attached in packet) it is clear that voters are struggling to get the ONA board to even consider their views and concerns.
- Are Non-Conforming issues relevant to ONA members, and if so, how?
 - This issue have been shouted down, shamed and suppressed by the very committee that is supposed to represent the residents that voice this concern. (As seen in your last meeting and videos referenced above.
 - Specifically the May, 18 2025 vote. Note the Board members responding to concerns they do not agree with. This is not representation, and it is clear in the video.
 - Per my local realtor, Megan Despain, "It is inconceivable that any Real Estate professional would not acknowledge, at least the obvious value reductions associated with a lot, home or property being effected but a Non-Conforming status".
 - Per my Insurance professionals, Armed Forces Insurance and Travelers Insurance, "Claims against properties in a non-conforming status could result in legal review. If the status changed after, was unreported or misreported it might impact cost and/or coverage."

Thank you for your consideration on these issues. I will be present and available for comment as both ONA Secretary and as a resident in the September 11th hearing.

Oceanside Neighborhood Association
www.oceansidefriends.org
Meeting Minutes
Regular Meeting — October 2, 2021 — Zoom Format

President Jerry Keene called the online meeting to order at 10:00 a.m. on October 2, 2021. At that point in time, per Zoom registration and polling, 65 ONA members were in attendance. (Additional ONA members joined the meeting later.) The meeting quorum of 37 was met.

Approval of Meeting Minutes:

There were no objections; meeting minutes for June 6, 2021 were approved.

Treasurer Report: (per Mary Flock via Jerry Keene)

Bank balance total is \$14,054.37 (ONA General Fund \$1,616.98, Beach Access Donation Fund \$12,437.39).

Today's Agenda:

Discussion and Voting on Final Team Reports RE: Zoning Ordinances

The purpose this meeting was to have three votes addressing whether the ONA will be requesting the Tillamook Planning Commission & County Commissioners to make certain changes in Zoning Ordinances that govern Oceanside building and land use in these three areas:

- 1) Exterior Lighting
- 2) Building Height Calculation
- 3) Option to reduce Oceanside building height to 30 feet

Background:

Jerry Keene summarized the history of work on these issues. In late 2019, the ONA board announced the formation of teams and a request was made for volunteers to analyze these and other issues. Teams researched their topics and wrote reports. Their work was announced multiple times in meetings and ONA newsletters, and ideas and comments were solicited.

In June 2021, the ONA Exterior Lighting Team and the ONA Building Height Team posted their preliminary reports on the ONA website, asking for additional comments from the public. These comments were evaluated by the teams and many suggestions were incorporated into their reports.

Special ONA meetings were held online to discuss each report:

- July 10, 2021 - Lighting Report (about 50 people attended)
- Sept 11, 2021 - Building Height Proposals (about 70 people attended)

Input was requested and received from Tillamook County (Sarah Absher)

Final reports were posted to the ONA website Sept 23, 2021 and can be found via the links below:

Final Report - ONA Lighting Team

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=74d22754cb&e=8793890cef>

Final Report - ONA Building Height

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=1cbda406e9&e=8793890cef>

Final Version of Proposed Building Height Ordinance

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=a55aef2540&e=8793890cef>

ONA email newsletters covered the above mentioned activity. MailChimp data shows 220-250 people consistently opened the emails regarding these reports. (Many of these emails go to two people). Jerry is encouraged to see how many people are reading these emails and feels confident that **adequate public notice has been provided and input received.**

Meeting Process:

- Each team committee chairperson will provide comments regarding their team's report.
 - The president will entertain a motion to adopt the report and a motion to second is will be sought.
 - 30 minutes will be taken to discuss the issues.
 - An online Zoom poll will be conducted among ONA members to determine whether the ONA will request the Tillamook Planning Commission & County Commissioners to make the requested changes in Zoning Ordinances that govern Oceanside building and land use.
-

1) LIGHTING TEAM REPORT

Chair Marilyn Roossinck

Other members: Mike Neunzert, Mike Dowd, Craig Olson.

Marilyn commented that these reports have been on the ONA website for months and the team has received good feedback.

MOTION:

Marilyn Roossinck made a **motion to accept the final Lighting Team Report and ordinance revision as submitted** and also authorizing the ONA board to make technical or legal adjustments as required while working with the County Planning Commission.
The motion seconded by Michael Neunzert.

DISCUSSION on Lighting report: (Meeting participants were asked to put comments and questions in the Zoom Chat.)

Pam Zielinski - question: how is lighting trespass measured?

Michael Neunzert responded: light trespass can be evaluated by standing at one's property line. Guideline: if the bulb or brightest part of neighbor's exterior lighting fixture is visible, then light is trespassing across property line.

Jerzy Rub - comment: Welcomes reducing light pollution, but objects to report as written as being intrusive. Original mandate was for OUTDOOR lighting standards. Scope has changed to include light trespass from INSIDE the home. Verbiage requiring indoor lights to point downward. Not purview of county/Oceanside. Also concerned with increased scope to include the energy efficiency of outdoor lights. While a good idea, not in the scope of reducing light pollution.

MOTION:

Jerzy Rub made a **motion to amend the lighting report: to strike out references to interior/indoor lighting & to energy standards, and leave rest of report as is.**

Motion seconded by Pam Zielinski

DISCUSSION on motion to amend:

Comments from task force:

Marilyn: the team observed that having a home's interior light shine directly into another's home is also a form of light trespass.

Michael: team wanted to focus on the problem of light trespass, whether or not it was from indoor or outdoor lighting. Regarding energy efficiency: team saw in this in other community lighting standards and wanted to suggest this good idea,.

Sam Kaluf agrees with Jerzy. Interior lighting standards are overreach. Homes on the hill in Oceanside cannot stop their ceiling down lights from shining onto properties below unless shades are drawn.

Dan & Kathy Hendrix. Agree to motion to strike references on indoor lights.

VOTE:

Zoom poll conducted on **whether to amend Lighting Report:**

A YES vote would **strike all references to interior lighting and energy efficiency standards, the balance of the report to remain the same.**

Basis: interior lighting and energy efficient lighting are outside the original mandate of the team, as well as being hard to measure and enforce.

RESULTS read verbally by Jerry: 80% yes to amend, 20% no

Based on results, **the move to amend the Lighting Report passes.**

DISCUSSION on accepting Exterior Lighting report as amended:

Pam Zielinski: due to Oceanside's hilly topography, bulbs for OUTDOOR lighting would be visible to neighbors below, so she is not in favor of Exterior Lighting standard. Sam agreed.

Jerry responded: this would be one of the common grey areas in building standards that the county has to interpret the intent of the amendment.

Jennifer Byrn: agreed with Jerry. This would be a complaint driven process. There would not be inspectors walking around Oceanside issuing citations. This ordinance would allow egregious light trespass to be addressed.

Susan Wainwright: agreed with Jennifer. Light deters crime, so we wouldn't want complete darkness. Public Utility can shield streetlights and lower LED intensity.

VOTE:

Zoom poll conducted on **whether to accept the Lighting Report as amended**

RESULTS read verbally by Jerry: 77 yes votes, 7 no votes

Based on votes **the Exterior Lighting Report as amended is accepted.**

This proposal will be sent to the County Planning Commission and Tillamook County Commissioners.

2) BUILDING HEIGHT TEAM REPORT

Background:

Jerry wanted to let members know that the ONA addressed this issue at the request of Tillamook County. Several issues were raised in emails and at the special meeting to discuss this report, and Jerry wanted to respond to them:

1) There was a concern that the new building height formula would do away with the ability to ask for a building height variance.

Jerry responded: adopting the proposed building height formula would not negate the ability to ask for a building height variance. Article 8 of the county's Land Use Ordinances outlines the criteria for evaluating variance requests, of which blocking views is not currently a factor. The

ONA report on building height asks the county to add blocked views as one of the many criteria already in place to be considered in evaluating variance requests.

2) People asked for case studies or examples of how the building height formula would work.

Jerry shared illustrations of how both the current formula and proposed formula would measure building height and shared an existing home in Oceanside as a case study. These illustrations are included at the end of this document.

Figures 1, 2 and 3 show how the current building height formula results in a different "average building height" depending on the number and placement of walls in a hillside home's design. The current formula-derived average height for Building 1 is 35', for Building 2, 25' and for Building 3, 23'. The more walls and "pop-outs" placed on the uphill side of a building, the lower the overall calculated building height, and the taller the actual building can become.

Figure 4 shows a photo of an actual Oceanside home, which according to the current building height formula, allowed for a 5-story home.

Figure 5 shows the proposed revised building height formula applied to the home in Figure 3. The proposed method provides a more normalized average, not influenced by the addition of extra walls.

Jerry asked to entertain a motion to adopt the team's report on the revised building height formula and added variance language. He emphasized this report does not include any specific height limit.

Carolyn Neunzert, chair of Building Height Formula Committee, reiterated this report was only on the revised building height formula, not on any specific maximum building height. The group's original task was to simplify and clarify the building height formula. Other committee members include Kathie Norris, Mary Beeks and Jerry Keene.

MOTION:

Carolyn Neunzert made the motion that the Final Report and Ordinance Revisions regarding the Building Height Formula be approved, as well as authorizing the ONA board to negotiate any technical or legal adjustments if necessary when working with the county planning commission or the county commissioners.

The motion was seconded by Sam Kaluf.

DISCUSSION of proposed Building Height Formula:

A number of questions regarded application of the building height formula to aspects of house design (decks, stilts, chimneys etc.).

Jerry responded: these issues are covered in the proposal and in existing ordinances. The proposed formula would not affect them.

Several people expressed concern that the new formula would harm or restrict building design potential for future construction.

Carolyn responded: the new proposal would actually open up certain aspects of building design since house plans with multiple corners on the downhill side of a lot will not be penalized and have their overall building height lowered.

Question: if a house built to the old code burns down, can it be built to old height or must it use the new formula.

Sarah Absher responded: if 80% or more of home is destroyed, it would need to adhere to the current building standards.

Additional comments:

More restrictive subdivision building covenants would override county ordinance (Camelot, Trillium, etc.)

Sarah Absher responded to questions by Jerry:

—75% to 90% of Oceanside variance requests have been approved by the county over time. This is especially true along Maxwell Mtn & Portland Ave due to steep topography. Often these variances have to do with reduced front yard setbacks.

—the proposed building height formula would simplify county staff's job in calculating average building height. Going from measuring and averaging 15-30 wall heights to 4 wall heights per building would make their job easier and less prone to error.

VOTE:

Zoom poll conducted on **accepting the Final Report and Ordinance Revisions regarding the Building Height Formula**, as stated in the motion.

RESULTS read verbally by Jerry: 75 yes votes, 10 no votes

Based on votes **the motion to accept the new building height formula and ordinance revisions passes.**

3) OPTION TO REDUCE OCEANSIDE BUILDING HEIGHT TO 30 FEET

Proposal to revise maximum building height in Oceanside residential and commercial zones from the current state-wide 35 feet limit to 30 feet.

Background:

When doing research on building height, Jerry discovered that Neakahnie imposed a maximum height standard of 24 feet. Jerry didn't know this was an option (and this was not in the scope of the Building Height Formula work group) but he wanted to present this to ONA members as a policy option for Oceanside.

MOTION:

Kathy Norris moved to **approve the ONA board's proposal to reduce the maximum building height in Oceanside from 35 feet to 30 feet**, and also that the ONA board be authorized to negotiate any technical or legal changes in the proposal that are deemed necessary before the planning commission and the board of county commissioners

The motion was seconded by Marilyn Roossinck.

DISCUSSION of 30 foot height limit:

- Question about legality of this ordinance reducing people's property value. Response: This is a reality of any zoning change. It could also increase other's property value.
- Is there a relationship between the 30 ft. limit and maximum number of stories? Response: The proposal does not address this. It depends on the slope of the property.
- Pam: Neakahnie has large lots so they can build wide houses vs Oceanside has narrow lots. This would negatively affect owners of narrow steep lots in Oceanside.
- Marilyn: Tall houses have a negative impact on my property and quality of life.
- Steve E: This is an additional restriction in addition to the building formula change.
- Darn: This 30 ft. restriction is on the backs of new construction and benefits currently existing homes.
- Wendy Shi: Plans to build home. Asks existing homeowners to be considerate of future home builders.
- Steve Ewalt: What would be the timing on such a change? Jerry responds: Can't become law unless it gets through the planning commission, and this would involve public hearings. If planning commission allowed this to go forward, it would go to the county commissioners for hearings and a vote. The soonest this process could possibly be completed would be mid-2022.

- Mandy: concern 30 ft. limit would incentivize tall flat roof, blocky buildings. Also, suggested we don't have to do all of this at once. Could seeing how things go with new building height formula before pursuing lowered maximum building height. Jerry responds: County only can provide staff to consider Oceanside ordinance changes every so often. It's been 4 years since last changes were considered. Any ordinance recommendations held back now wouldn't be considered for another 4-5 years.
- Steve, others agree with Mandy's comment about incentivizing blocky designs. Jerry responds: We are already seeing more blocky designs with 35 foot limit.

VOTE:

Zoom poll conducted on **approving the ONA board's proposal to reduce the maximum building height from 35 feet to 30 feet**, as stated in the motion.

RESULTS read verbally by Jerry: 55 yes votes, 33 no votes

Based on results, the **motion to approve the ONA board's proposal to reduce the maximum building height from 35 feet to 30 feet passes.**

ANNOUNCEMENTS:

Beach Access Update: Plans and budget are approved, the money is in place. The county took longer than expected to get the contract out for bid, so it was too late in the season for contractors to bid and complete construction before the winter weather arrived. All permits are still in hand, but the contract will go out for bid in February 2022 for construction in early spring. Jerry noted that we need to name the steps and asked for ideas - a naming contest?

Cape Meares Loop Road update: this is set to begin construction this winter. Construction trailer will be set up at the waste water processing plant. The project will take 2-3 years to complete.

Oceanside Centennial: July 5, 2022. Centennial celebration committee has been formed, chaired by Marilyn Roossinck, along with Mary Flock and Susan Miller. They are planning to create a 3-day Centennial Celebration Event, including an exhibition at the Community Center. Additional volunteers are welcome.

PUBLIC COMMENTS:

Jerry invited comments from the community; none were offered.

The next regular meeting will be the first Saturday in December (12/4/2021) at 10 am.

Meeting adjourned 11:50 am.

Respectfully submitted,
Carol Horton
ONA Secretary

A video recording of this meeting will be retained for a limited time. To review it, please contact the ONA at oceansidefriends@gmail.com.

Building Height Figures

See below:

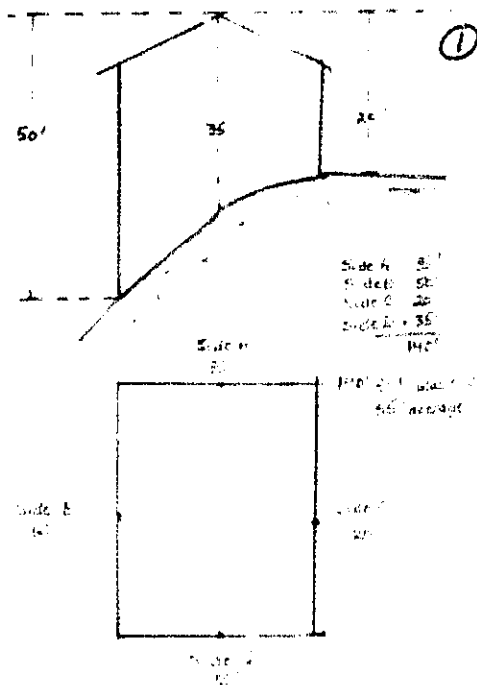


Figure 1: Current Building Height Formula

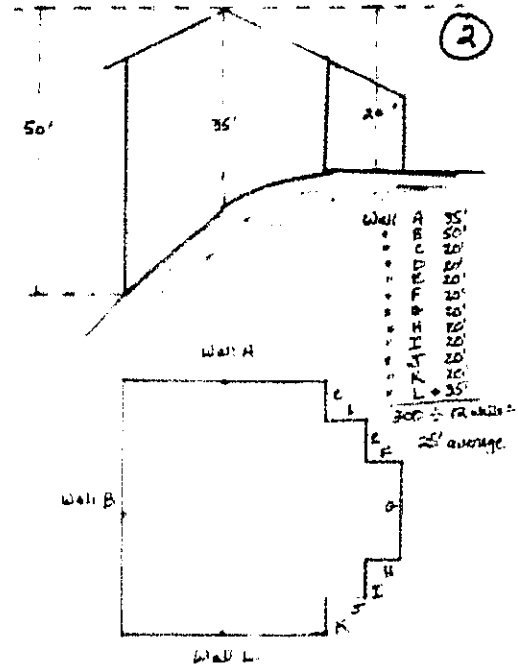


Figure 2: Current Building Height Formula

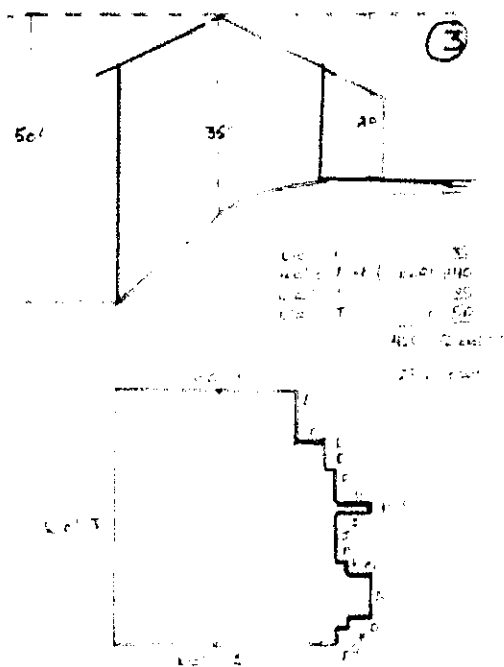


Figure 3 Current Building Height Formula



Figure 4 Oceanside Home similar to Figure 3

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

Meeting Minutes

Regular Meeting — February 3, 2024, 10 a.m. — Hybrid Format (In-Person + Zoom)

1) President Sharon Brown called the meeting to order at 10:00 a.m. on February 3, 2024. The meeting was attended by 60 people: 32 in person and 28 via Zoom.

2) Approval of Past Meeting Minutes (Carol Horton - Secretary):

Minutes from the ONA's December 2, 2023 meeting were delayed due to disruptions caused by the January wind/ice storms and will be posted at a later date.

3) Treasurer's Report (Mary Flock - Treasurer):

The January bank statement was not available at meeting time, but the unofficial balance of the ONA General Fund was reported as \$1,669.25. Past month's expenses included the annual Zoom subscription and Mail Chimp email service. Future expenses are anticipated as part of an ONA Website improvement.

4) ONA Committee Appointments: (Sharon Brown)

Two ONA committees are being formed at the request of Sarah Absher, Director of Tillamook County Department of Community Development, to work on issues of importance to the community, specifically: 1) Short Term Rental Caps, and 2) revising Oceanside's Residential Zoning ordinance to accommodate middle housing where appropriate. Both issues were discussed in-depth at the December 2, 2023 ONA meeting and the Minutes contain additional information.

5) Short Term Rental Caps Committee: (Sharon Brown)

This special committee, allowed by ONA bylaws, will evaluate the current Oceanside STR cap set by the Tillamook County Commissioners in Board Order 23-054 and propose refinements to the county. From the many applicants to this committee, Sharon appointed the following volunteers:

- Terri Warren (Committee Chair) — member of the county STR Advisory Committee, STR owner/operator
- Jerry Keene — member of the county STR Advisory Committee, current ONA V.P., Oceanside resident
- Tom Dotson — Manager for VACASA Short Term Rentals in Oceanside, Netarts resident
- Barbara Rice — STR owner, former Oceanside resident
- Clark Holloway — Oceanside resident
- Kris Woolpert — Oceanside resident, local business owner
- Gill Wiggin — Oceanside resident, Oceanside Postmaster

Sharon observed this committee provides a good balance, representing the interests of both part- and full-time residents, STR owners, and STR business interests. In accordance with with ONA Bylaws, these committee members were ratified by those present.

6) Updates Relating to Short Term Rentals

- **Sarah Absher**, Director, Tillamook County Department of Community Development.
- **Erin Skaar**, Commissioner, Tillamook County Board of Commissioners

6A) Numbers of, and caps on, STRs in Oceanside (Sarah Absher)

The Caps committee will be narrowly focused on evaluating STR caps for Oceanside and will not reconsider the recently revised ordinance regulating STRs (Ordinance 84 Amendment 2). Though, as the county implements

changes specified in the ordinance over the coming year, Sarah welcomes feedback to help her gauge the effectiveness of the ordinance with regard to community livability. Sarah will work with committee chair, Terri Warren, to set up meetings which will be public and can be attended in-person or virtually.

Question: How close is Oceanside to reaching it's STR cap? (Kathie Norris)

Answer: Oceanside has a cap of 139 STRs. This cap was reached in December, 2023. Additional STR applicants will be placed on a waitlist which can be viewed on the [county website](#). If no waitlist is shown for Oceanside, it means there is no one in queue at that time, however, numbers can change daily.

Question: How are STRs counted if there are multiple units in a single building? (Marilyn Roossinck)

Answer: Each rental dwelling unit must have it's own STR license, and parking requirements for each unit must be met. For example a duplex would require two STR licenses and provide required parking for both units.

Additional answers to STR questions can be found in the ONA [Meeting Minutes](#) from December 2023.

6B) Tax Revenues from Short Term Rentals (Sarah Absher)

Question: What happens to the money generated by taxes on Oceanside STRs? How does it get back to Oceanside? (Paul Ferris)

STRs generate three revenue sources, listed below. All return to the county and are spent as follows:

- 1) **STR Licensing Fees** (paid by STR owner) — These fees, set by Board Order 23-049, go directly to Community Development to support the program and its management.
- 2) **STR Operator License Fee** (paid by STR owner) — These revenues are split 75/25: 75% goes to fund workforce housing initiatives in Tillamook County (more about this [below](#)) and 25% funds public safety initiatives. These annual fees are \$75 times the maximum permitted occupancy of a STR. Details can be found in [Ordinance 86 Amendment 1](#).
- 3) **Transient Lodging Tax "TLT"** (paid by STR guests) — These revenues are split 70/30. 70% goes to fund tourism facilities and improvements; 30% funds the Tillamook County Public Works Department, with a small portion going toward the administration of the TLT program. A more detailed description of the TLT program with informational links is offered as reference at the [end of these meeting minutes](#).

6C) Transient Lodging Taxes — How are they spent? (Commissioner Skaar, Jerry Keene, Sharon Brown)

70% TLT for Tourism

As defined by [law](#), 70% of TLT revenue must be used for tourism promotion or tourism-related facilities. The taxes from all Tillamook County STRs go into a single pool for county-wide use. None of this money is earmarked to go back to areas where it was generated. Instead, it is distributed based on competitive grants submitted from throughout the county

The county has a [contract](#) with Nan Devlin, of the Tillamook Coast Visitors Association (TCVA), to administer the the TLT fund for tourism promotion and marketing. One part of this job is facilitating the process for people to apply for TLT funded grants. The county's Tourism Advisory Committee (TAC) follows specific [policies](#) to evaluate grant applications and make recommendations to the Board of County Commissioners (BOCC). Projects are awarded based on grant applications.

There are a couple of ways TLT funds can return to Oceanside. One is through the assistance of Nan Devlin (TCVA) who is available to work with groups, such as the Oceanside Action Partnership (OAP). In 2023 she helped the OAP develop a [Community & Destination Management Plan](#) which identified projects having potential to be funded by transient lodging tax. A second way TLT money can come back to Oceanside is to apply for and be awarded [TLT grants](#) funding tourism related projects.

The OAP currently has four teams working on projects that would benefit both residents and visitors in the community: cell phone reception, signage and messaging, trails, and mixed use walking/cycling paths. Details and updates are available on their [website](#).

Question: Can TLT funds benefit the Oceanside Neighborhood Association? The ONA never seems to have much money in the bank. (Paul Ferris)

Answer: Jerry explained that since the ONA is a county advisory committee, it is not in a position to receive grants from the county. Instead, the Oceanside Protection Society (OPS), a 501c3 organization, which can receive tax-deductible donations, often supports special ONA projects. Currently, the OPS has committed to supporting ONA technology and website so the ONA does not have to solicit dues to fund its operation.

Question: Is there a list of where TLT funds are being spent in the county? Specifically, what about work ongoing in Pacific City. (Clark Holloway)

Commissioner Skaar acknowledged a large portion of TLT funds are currently going toward rebuilding the Pacific City public parking lot, boat launch and rest rooms. All were in bad shape and unsafe. This facility is county owned, and the county is responsible for its safety. For comparison, the Oceanside Wayside parking lot and restrooms are owned by State Parks, who is responsible for their maintenance.

Links to lists of TLT tourism-related facilities grants from 2015 to present are listed at the end of these minutes.

30% TLT for County Roads

A number of questions and frustrations were raised by ONA members about the poor state of county roads in Oceanside, and how and when they would be improved. Aren't TLT funds supposed to help?

Road Funding: Commissioner Skaar explained revenues directed toward TLT tourism grants can not be used for roads. According to the state, roads are not considered tourism facilities. The county is only allowed to use 30% of TLT funds on roads, and part of public works budget is already funded by these TLT funds..

Oceanside roads, 2023: Sharon confirmed, from a conversation with Chris Laity of Public Works, that none of the 30% TLT funds were spent on local Oceanside roads in 2023. However, as Commissioner Skaar pointed out, a large portion of these funds were spent on the restored Cape Meares Loop Road, which serves our community. The county had to match federal highway funding for this project, and the money came from the 30% portion of TLT funds that go to Public Works.

County Road Maintenance Schedule: Sarah Absher, who works closely with Chris Laity, shared that every year Public Works creates a road maintenance schedule for the entire county. The County Road Advisory Committee (CRAC) develops a prioritized list of paving projects. (See website for more information about this committee and a recent road report) Unexpected problems were encountered this past year when asphalt batch companies were unable to produce asphalt the county needed for repairs. The county had to source asphalt from different places, some out of Clatsop County. Because of the increased time and money required to transport the material, planned priorities were reshuffled dependent on locations where asphalt was available.

Oceanside roads, 2024: While the road maintenance schedule is not finalized for this year, Chris Laity has indicated the old section of the Cape Meares Loop, connecting the new section with Bayocean Rd, will be repaved (see last month's ONA meeting minutes). Sharon Brown noted Chris and Sarah have been in Oceanside looking at road needs, particularly Tillamook Ave. Firelane and shoulder marking have faded on the section behind Three Arch Inn, and sections further up the hill to the south are heavily patched and potholed. From her conversations with Chris, Sharon anticipates Tillamook Ave will be repaved and remarked this year. Marilyn Roossinck expressed concern about the poor state of Maxwell Mountain Rd, particularly in light of increased traffic anticipated with redevelopment of the House on the Hill. Sharon deferred this subject until later in the meeting when the hotel projects were discussed.

How to bring potholes to the county's attention? Commissioner Skaar suggested calling Public Works with the pothole location and they will put it on their list for road crews to fix when resources are available. However, the experience of community members with having them actually fixed varies. John Prather noted that much of Public Works budget ends up going toward fixing roads where they go over waterways and culverts, often in emergency situations. Joanne Jene commented she frequently talks to the county about road maintenance issues. At December's meeting, Chris Laity recommended people call the Road Department at 503-842-3419 with issues needing attention.

7) Zone and Plan Review Committee: (Sharon Brown)

Sarah Absher, Community Development Director, requested this committee be activated to address the implementation of Senate Bill 406 into the Oceanside's Residential Zone. SB 406 supports the increase of middle/workforce housing in Tillamook County.

As described in ONA bylaws: "The Zone and Plan Review Committee ... provides recommendations regarding land use and related issues to the ONA for community action at the ONA General Meetings".

Sharon appointed the following members to the committee.

- Blake Marvis, Chair (resident, attorney)
- Simeon Dreyfuss (resident, NOSD Board member)
- Steve Ewoldt (architect, Oceanside property owner)
- Mandy Mock (Oceanside STR and long-term rental owner)
- Tom Kemper (part-time resident, experience in workforce housing development)
- Jeff Tathwell (part-time resident, architect)
- Clark Holloway (resident, added to committee after this meeting)
- all current ONA officers (Sharon Brown, Jerry Keene, Carol Horton and Mary Flock) (automatic members per ONA Bylaws)

Sharon noted the balanced mix of interests and skills among those who volunteered for this committee. She encouraged anyone interested in being on an ONA committee or wanting more information about them to contact an ONA Board member. Committees are described in the ONA bylaws.

Senate Bill 406 — Zoning and Middle Housing (Sarah Absher)

SB 406 requires certain cities and communities in Tillamook County to allow **middle housing** on residentially zoned lands in an effort to provide more, and especially affordable, housing choices. This topic was discussed in detail at the December 2, 2023 ONA meeting, and additional information can be found in the written Minutes. The state legislature is also looking at funding for improved infrastructure to support the increased density of middle housing.

Middle Housing refers to the housing segment with density between that of detached single family homes and that of apartment buildings. It is multi-family housing such as duplexes, triplexes, and quadplexes (fourplexes). Residential zoning is typically divided into Low (1 unit), Medium (up to four) and High density (five or more, apartments, etc.). The Oceanside Residential Zone is low density and allows a single home outright and a duplex with a conditional use, but has no provision for higher density living units.

The Zone and Plan Review Committee's work will be to revise the Oceanside Residential Zoning code (see Land Use Ordinance 3.310) to allow up to four dwelling units outright with clear and objective standards (setbacks, building height, parking, etc). It would remove the conditional use process for 4 units or less. This zoning change would open the door for parcels large enough to accommodate parking and other zoning requirements to have a clear process to go through zoning and building permits. These zoning changes must be in place by July 2025.

The Oregon DLCD (Department of Land Conservation and Development) awarded the county a \$250,000 financial and technical support grant to implement Senate Bill 406. Part of this funding will provide consultants to join the ONA committee on occasion to help identify what zoning barriers may exist to middle housing and explore solutions to overcome them.

The committee could also take this opportunity to incorporate other provisions such as landscaping and greenspace requirements into our residential zoning. Sharon noted that many lots in Oceanside, especially in the village, are too small to support fourplexes. However, as multi-family housing is enabled on larger lots, the potential exists for buildings to cover a large portion of a lot, and in turn, for a developer to pave the rest to enable parking. This illustrates the desirability of landscaping or greenspace requirements in zoning code.

Sarah acknowledged Oceanside's proposed exterior lighting and building height formula ordinances, which she plans to bring forward at the same time as the middle housing adjustments. She added that this would be a great time to bring other proposals forward, such as an updated community plan.

Question: Isn't there something in our zoning ordinance that says new homes should fit in with the surrounding community? Yet, it doesn't seem this guideline is being followed. Very large homes and those in different architectural styles are being built. Isn't there someone at the county who reviews these architectural plans and says "this doesn't fit with the homes around it"? (Clark Holloway)

Sarah: "I am the one who reviews the plans!" For over ten years, Sarah has had this conversation with the community about "what is character" and "how things should be built that fit the character of the area." The fact is, there are no clear guidelines. The Planning Department is responsible for reviewing building height, setbacks, lot coverage maximum, and use. Tillamook County does not have architectural elements (such as modern vs cottage style) baked into zoning ordinances and building standards. This is why, beyond these basic elements, the design is up to the property owner. If an ordinance speaks to "village character," but doesn't have any specifics defining this, how does the county enforce it?

Question: Communities such as Carmel, California and Manzanita (both incorporated cities) have architectural standards that give the communities a uniform character. With the anticipated development expected in unincorporated areas over then next few decades, why hasn't the county considered hiring an architect to review plans? (Clark Holloway)

Sarah: The community would need to come forward saying they want specific architectural design features incorporated into ordinances.

Jerry pointed out that Oceanside's pending building height formula ordinance DOES make an attempt to establish some general standards for height and views, but the ordinance has been waiting for county attention for over two years. He acknowledged the county has finite resources to attend to Oceanside's interests along with the other 13 unincorporated communities in the county.

Sarah volunteered Clark for the Zone and Plan Review Committee.

Note from ONA Secretary: after the meeting, a survey of Tillamook County Land Use Ordinances and the Tillamook County Comprehensive Plan yielded no mention of "village character." On the other hand, The Oceanside Community Plan (2018) describes Oceanside's village character, says "every effort should be made to preserve the 'rustic coastal village atmosphere'" and "building design and landscape must avoid features that detract from the village aesthetic and community character." However, Oceanside's Community Plan is only a guide to development, and unless its elements are incorporated into the county's ordinances and codes, they are not enforceable.

Sharon mentioned that Sarah plans to offer to the community a short class on Land Use Planning basics she usually gives to her staff. This will allow those interested to learn more about Land Use Planning terminology and requirements. Resources are available online to learn about Land Use Planning. Here is an [introductory guide](#) offered by the State of Oregon. DLCD has a more technical online training guide [here](#).

Workforce Housing in Tillamook (Commissioner Skaar)

SB 406 is one of several housing strategies Tillamook County is implementing to meet the demand for affordable workforce housing. The Tillamook Board of County Commissioners created the **Housing Commission** to address the county housing shortage. The **Multifamily Rental Housing Fund**, supported by STR Operator License Fees, will award \$400,000 to workforce housing projects this year. Developers are invited to apply for these funds in order to build affordable workforce housing. Projects must have three or more rental units. Rents must be 30% or less of a persons' income who earns 80-120% of the Tillamook Area Median Income (AMI) for families, calculated by Housing and Urban Development (HUD). Commissioner Skaar recalls this AMI is for a family of four. Jerzy checked online and found the AMI is \$77,600 for Tillamook County in 2024. For 2023, the AMI for a family of four was \$76,000.

First offered in July, 2022, the Multifamily Rental Housing Fund is completing its second year of workforce housing grants. In the Reference Material at the bottom of these minutes is a [list of links](#) to online news articles and a presentation to the BOCC detailing the various workforce development projects.

In response to questions, Sarah said the goal was to create workforce housing for both renters and purchasers, and the Rental Housing Fund specifically excludes projects that include STR units. In addition, the revised STR ordinance was specifically written so that multi-unit housing could not be converted to short term rental.

8) ONA Website: Status and Improvements (Jerzy Rub - volunteer website manager)

The ONA website is undergoing some changes and improvements. We have transitioned to a new website provider. Under the old provider, officers with email addresses were having storage issues. The site needed behind-the-scenes updates and plug-ins, and the cost was increasing. Therefore, the provider of the space where the website lives has changed, and hopefully no one noticed. If anyone has trouble accessing Oceansidefriends.org, try clearing the browser cache or clear cookies for the website. You can contact Jerzy at test@oceansidefriends.org with website issues.

Costs: The new provider gave us a great first-year \$40 deal, but next year that will probably increase to the going rate of about \$180/year, plus the ongoing yearly cost to renew our website name. There was also a one-time website consultant charge of \$280.

Jerzy inquired of Commissioner Skaar if the ONA website could “live” under the county structure to save the cost of paying another website provider. Commissioner Skaar said such an arrangement would be complicated and would have to give the county total control over the website for security purposes. It would be very difficult for the ONA to make any changes or updates to website content with this arrangement. She recommended the county provide only a link to ONA’s independent website.

Sharon noted the new provider gives us more flexibility to store additional material on the website, such as meeting recordings. If you have suggestions for what you’d like to see on the website, please let her know at oceansidefriends@gmail.com or through the website contact form.

Jerzy noted the current photos on the ONA website are a little dated, and made a request for new Oceanside area pictures. If you’d like to volunteer your photos for the website, please send them to Jerzy at test@oceansidefriend.org.

9) Upcoming Elections for ONA Officers at Annual Meeting, June 8, 2024

The election for ONA Officers will be conducted at the upcoming annual meeting in June. The Nominations Committee is soliciting names for candidates. Plans are in the works for an informal meeting to share with interested community members how the ONA works and what the officers do. We encourage you to come, learn, ask questions and become involved. Stay tuned for more information.

Sharon said she’d be retiring as President after two years of service, but would be running for the office of Treasurer. The current Treasurer, Mary Flock, is retiring after over 20 years of service. She has been treasurer through the administration of three ONA Presidents. Jerry Keene is stepping down as Vice President after two years in this position and another five years as President. Carol Horton, Secretary for the last three years, is not running for office in June, but plans to stay involved in the ONA and will be available to assist the incoming Secretary.

10) Public Comments:

—Per Sharon, Marilyn Roossinck asked if there might be interest in changing the **ONA meeting time** for the benefit of people who would like to be involved but could not attend our usual 10 a.m. meeting time. Perhaps afternoons would be more suitable? The meeting date would remain the first Saturday of February, April, June, October and December. A different meeting time would require a change to our bylaws, but the Community Hall should be available all that day. Clark observed that afternoon parking could be more challenging than mornings due to day visitors. Sharon commented that except for the annual June meeting, the ONA doesn’t meet in the summer when parking is at its worst. It was suggested a survey be taken of members as to whether and which alternate times were preferred.

—Sarah Absher provided an update on the **Oceanside Cabins** and **House on the Hill** hotel redevelopment projects. County has received information that applications should be received from both projects in the next four to six weeks. Both projects will go to public hearings. The ONA will receive the county hearing notice and will notify the community.

Question: will developers begin demolition of old buildings this year?

Answer: Generally, demolition and site prep doesn't happen until all plans are developed and approved by the county. We might see some preliminary work. Developers are required to do a geologic hazard assessment, a geotechnical evaluation, traffic impact studies, and more. We may see consulting firms on site.

General timing for land use application process:

Once the county receives an application for land use development, they have 30 days to review it for completeness. If the county requests more information, the applicant has 180 days to respond. Until the application is deemed complete by the county, any public hearings will not be scheduled. As a result, the whole process will take time. The application may change between when it is submitted and when it goes to hearings. Once the application is deemed complete by the county, the county has 150 days to take the project through hearings and make a decision. All of this is public record, and Sarah invites people to check in with the county for the status.

Comment from Jerry Keene:

In his role as editor of The Oceansider, Jerry has been in contact with the developers of both hotel projects. He says they are aware of the Oceanside community's interest in these projects and desire to be advised of plans. He says they "don't want another Anchor." The Tourism Advisory Committee, formed around 2005 to oppose the Anchor expansion, still represents Oceanside's interests and continues to serve as a watchdog. The developers have been invited to address the ONA with their plans, but appear to want to wait until they are further along in their plans. Now that he has Sarah's input that they are close to submitting applications to the county, Jerry will press them to share their plans with the Oceanside community.

Question: With the addition of these two hotel projects, there will be a significant increase in the number of transient lodging units available to rent. Is there any overall management of the number of rental rooms (hotels + STRs) that would affect these projects?

Sarah: Both the hotels and STRs are transient lodging, but the two types are regulated separately and by different ordinances. Short term rentals are not part of the county's land use program, whereas the hotels are. The hotels are a historic pre-existing transient lodging use. The transportation impact studies required of both developers will look at traffic and parking from all uses in the area: single family homes, commercial uses, hotels, etc. In addition, both the sewer and water districts need to approve development plans. Evaluation of needed infrastructure for the requested uses will help determine the number of lodging units that can be accommodated. At this point, approximately 17 (Cabins) and 23 (Hill) units are being proposed. The Oceanside Cabins are in the Oceanside Commercial Zone. Zoning for the House on the Hill, located on Maxwell Point, is R3-PD. Maxwell Point (along with The Capes) retained its historic zoning designation before the Oceanside Community Plan and specialized zoning districts came into effect. Maxwell Point, with the Planned Development Overlay Zone, has some flexibility with setbacks and building heights.

—Pat Himes reminds Oceansiders to **test for radon**. About one third of houses tested have shown dangerously high levels, and Oceanside is not a known radon problem area. Radon is a leading cause of lung cancer, but its presence in the home can be easily mitigated. Monitors are available for free loan. Contact the ONA (email below), Sharon or Jerry to check out a monitor.

11) Meeting Adjourned at 11:33 a.m.; recording ended.

The next Regular ONA Meeting will Saturday, April 6, 2024 at 10 a.m. at the Oceanside Community Club and may be attended either in-person or via Zoom.

Respectfully submitted,
Carol Horton
ONA Secretary

Contact information:

www.oceansidefriends.org
president@oceansidefriends.org (Sharon Brown)

oceansidefriends@gmail.com (Jerry Keene)
secretary@oceansidefriends.org (Carol Horton)

Reference Material:

To help provide our community with an in-depth understanding the issues covered at this meeting, the following information was researched from County and State government and Tillamook-area news organization websites. Web links are imbedded in underlined text. This is provided as a post-meeting addendum, and any errors are the responsibility of the ONA Secretary.

Transient Lodging Tax Legislation

- State Lodging Tax: The 2003 Oregon Legislature established a 1% state lodging tax which funds Oregon Tourism Commission programs.
- Oregon Administrative Rules (ORS 320.300 to 320.350) govern transient lodging tax.
- Tillamook County Ordinance 74 Amendment 2 (2013): Authorizes a 10% Local Transient Lodging Tax, defines terms related to tourism, and specifies how revenues are distributed (70% for tourism promotion or tourism-related facilities, 30% for administration of TLT tax and balance for county road maintenance).
- Tillamook County Ordinance 75 Amendment 2 (2013): Implementation of TLT Ordinance 74 including administration procedures, creating a TLT Tax Review Committee, and providing for allocation of TLT funds.
 - The latter provision allows the county to contract with a Tourism-Promotion Agency (currently, the Tillamook Coast Visitors Association, doing business as Visit Tillamook Coast, Nan Devlin Executive Director) to allocate and distribute TLT funds. This agency will:
 1. Develop strategies for promotion and marketing.
 2. Convene a Tourism Advisory Committee (TAC), established by the Board of County Commissioners (BOCC), to recommend TLT grants according to specified strategies and policies.
 3. Present an annual report to the BOCC regarding administration of TLT.

Overview of the County TLT Revenue spending structure:

- County Summary (somewhat out-of-date and contains some broken links) and Graphic of 70/30 revenue streams.
- Tillamook Coast Visitors Association summary.

Administration of Tourism-Related TLT funds:

2022 Agreement between Tillamook County and Tillamook Coast Visitors Association (TCVA) doing business as Visit Tillamook Coast (VTC) to administer TLT funds.

Tillamook Coast Visitors Association (Nan Devlin Executive Director):

- Annual & Financial Reports, Strategic Plans
- Tourism Grants
- Oceanside 2023 - Community & Destination Management Plan (developed with the Oceanside Action Partnership)

Policy for distributing TLT funds, including the creation of a Tourism Advisory Board (per Board Order 20-006).

The Tourism Advisory Board (TAC) is one of the Tillamook County Board of Commissioners' Committees, and its members are listed in this document.

List of Tillamook County TLT Tourism-Related Facilities Grants:

- 2015-2021 Summary of TLT Grants by year
- 2019-2020 TLT Grants awarded
- 2022 TLT Grants: recommendations from TAC; BOCC approved projects.
- 2023 TLT Grant Recommendations from VAC; presentation to BOCC.
- 2023-2024 TLT Grant Recommendations to BOCC (1/31/2024); approved grants here and here.
- 2015 to present: "Tourism marks monumental milestone with \$6 million awarded" Tillamook Headlight Herald 2024.

Tillamook Housing Commission

[Home Page](#)

[Resources](#) (Commission Bylaws and Strategic Plan, Legislation, Studies)

[2020 Tillamook County Housing Needs Analysis](#)

10/15/2023 [Housing commission hears from regional solutions task force](#), Tillamook Headlight Herald

Tillamook Multifamily Rental Housing Fund

[2023 Multi-Family Rental Housing Fund Recommendations](#) (2/28/2024 presentation to BOCC)

Newspaper Articles covering Project Grants:

07/21/2022 [Tillamook County Housing Commission announced funding aid to now build multifamily rental housing](#), Tillamook Headlight Herald

11/16/2022 [Workforce housing set to receive county support](#), Tillamook Headlight Herald

11/24/2022 [Commissioners Hear Workforce Housing Funding Recommendations](#), Tillamook County Pioneer

02/12/2023 [County approves \\$80K for workforce housing project in downtown Tillamook](#), Tillamook Headlight Herald

04/05/2023 [Commissioners award \\$66,000 grant to workforce housing development](#), Tillamook Headlight Herald

09/14/2023 [Tillamook County Housing Commission opens second round of funding for Multifamily Rental Housing projects in Tillamook County](#), Tillamook County Pioneer

02/09/2024 [Housing commission makes multi-family housing grant recommendation](#), Tillamook Headlight Herald

03/06/2024 [Commissioners accept multi-family housing grant recommendations](#), Tillamook Headlight Herald

ONA ZAPR Community Comments (as of 3/29/25 8:00 am)

3/21/25

"Can't be there, sorry. But my opinion is for them to leave everything exactly as it is today. Don't change anything."
Len Chaitin (ljayinv@gmail.com) permanent oceanside resident

3/24/25

"Most townhomes are 900-1700 sq ft. I feel a 1500 sq ft restriction is warranted.
Also I agree that garage's should be restricted to being garages(not living spaces) and the space omitted from the total ratio of the lot to encourage folks to use them for parking.
I love the options of cluster homes or cottages in Oceanside. Bigger is not always better. Again ADU's are typically restricted to 800 sq ft or less in most jurisdictions in Oregon.
Many senior houses are attached wall as cluster homes. I would agree that attached walls should be considered in cluster homes only on *garage* common walls.
The large cubes have impacted me and my view. The calculation height restriction needs to stay under 30'. Note some lots (Hillsdale) also have Deed restrictions that only allow 16' height.
There should be a story restriction as well as a height restriction so we don't have the Cube homes heights."
Leann Bennett (leannrbennett@gmail.com)

3/24/25

"1) According to the Squ Ft limitations ONA would like to impose, if we are limited in our single family homes to 50% lot size in total area (Including or not including our built in garages), at least six homes (All the occupiers homes) on our street, Breezee Way, will be thrust into the Nonconforming Category. Three other people behind me at today's meeting (as well as my neighbors), were in the same boat.
Is this considered acceptable to the ONA? If not, how do we address this?
2) What percentage of single family homes in our community will be affected in this way? Have you done a study on this and shouldn't you target those families directly and specifically for input?
3) Exactly how will ORS 215.130 change these restrictions (if at all) in the case of homes like ours and others?
4) If a home becomes Nonconforming, it will absolutely affect its marketability and thus its value. That in turn will affect the 100% of value over 5 years to put it into the Major Review category under Article VII.
Has this been considered with regard to the overall effect it will have on Oceanside residents?"
Shaun DesJardins (shaundesjardins1967@gmail.com)

3/24/25

"Our home & all 6 on our street Breezee (not including the 3 new builds) are of similar lot size, square footage, & concerns will likely be similar. Our lot is 3000sq ft, house is 3 stories, 2257sqft, on a grade so the basement level is half underground, half daylight. Our concern is for our home value, resale ability/value loss due to potentially being called nonconforming, & potential value loss in the event of a rebuild due to damage/fire etc. our home value is our security & our ability to provide & help our children with their education, we cannot risk losing that.
1. Our lot being exactly 3000sqft, is it covered by a small lot exception? I heard "under 3000" & "over 3000" so I need verification on whether that small lot exception applies to us. If so, where can I find 4.100 to review that info for verification & clarification?
2. Would we be adversely affected by these new codes in any way? Would our home be labeled nonconforming? Would a label of nonconforming affect our home value? Our resale value? Or our ability to rebuild in the event of damage? Would it cause any of these issues for a buyer if we were to sell our home in the future? Could a label of nonconforming cause our home to sit on market or not be easily financed if we need to sell?"
Seth & Angela Wiek

3/26/25

"Shouldn't there be adjustments to FAR for small lots? Higher FAR ratio? Exclude garage?
Also adding: Let Article 4 Section 4.100 & 4.110 remain in place?"
Added 3/27/25

"#1: How many ZAPR committee members are lot owners with no house built vs. homeowners?
#2: If these height restrictions, grade calculations, and ROS changes are passed, what are the financial ramifications? To reasonably consider these changes, we need real case studies and financial analysis. How are we justifying potentially tipping the financial scales in our community one way vs. the other without thorough concrete evidence of the impacts?"

#3: Oregon House Bill 406 was passed to greatly expand allowances for multi-property units amidst the current housing crisis. The restrictions to single family dwelling under these proposals seem to fly in the face of what Oregon Legislators are trying to accomplish. How exactly is placing further restrictions on single family dwellings achieve the directives of Oregon Legislators are working to solve? What is the exact justification for REDUCING the footprint, height, and livable square footage of future home builds (and rebuilds) while Oregon Legislators are advising cities to seek solutions to accommodate MORE housing density? How are these proposals aligned with that mission?"

Brenton Danieli (bpd22@caa.columbia.edu)

3/26/25

1. " Does Senat (*sic*) Bill 406 forces any properties in Oceanside into non-conforming status?
2. Our property is at 5378 Woodlawn St. If the ZARP proposed restrictions are enacted, does our property become designated by the County as "non - conforming"?
3. Our property lot is narrow - only 38ft wide on the street facing side, and 42 ft on the back side. What are the implications of having non-conforming plot?
4. What are the benefits of having a non-conforming property?
5. What are the costs of having a non-conforming property?
6. Is obtaining permits for any work to be done on one's property for non-conforming properties is more expensive as compared to a property with conforming status?
7. Are the improvement exceptions allowed for a non-conforming property? For example, a request for reduced setback due to a desired deck improvement?
8. How much, in your estimation, having a non-conforming property designation decreases market value of a property?
9. How many properties in Oceanside are currently non-conforming?
10. In your estimation, how many existing properties in Oceanside become non-conforming per proposed restrictions?
11. Judging by Oceanside map of undeveloped land, the majority of the undeveloped lots in Oceanside are on the East side, behind existing houses. If built on, new structures won't affect prized views to the West for absolute majority of existing homeowners. Why do you then feel the costs of non-conformity to Oceansiders is worth the perceived benefits?
12. Can you disclose whose committee members' properties become non-conforming per proposed restrictions?
13. Can you disclose which committee members have undeveloped lots adjacent to/in front of their properties? "

Yuri Chanba (ychanba@gmail.com)

3/26/25

"How many houses in Oceanside are already non-conforming?"

Terri Warren (twestover@mac.com)

3/26/25

"There is a lot of misinformation about the ONA and it's role and the history of the building height proposed changes as well as the current Zoning and Plan Review project dealing with the middle income housing initiative. I hope that Sarah Absher will address the comments about already built structures being violation of changed regulations and requiring tearing down which sounds absurd. I hope my recollection of events can be included with public comments. Thank you, Mary Flock, former ONA Treasurer, served about 20 years

The Oceanside Neighborhood Association (ONA) is a Citizens Advisory Committee (CAC). ONA is quasi-governmental organization, and its purpose is to receive official updates from the County and provide input to the County and other agencies on issues that impact Oceanside. Its membership is open to all who live, own property, or operate a business in Oceanside. The ONA holds regular meetings (zoom + in person), has hundreds of addresses on their email list, and sends out regular email notices of meetings and committee meetings as well as other important announcements.

The ONA does not charge dues and is dependent on donations and small grants to cover expenses. The county charges a fee for address lists and does not provide updates to ownership changes. In the past, several former residents used their own money to pay for mailings which are very expensive. I would hope that those new to the community would be made aware of ONA by their realtor or neighbors, but many people choose not to get involved especially if this is a 2nd home. Luckily there have been lots of people who have stepped up to serve as officers and on committees. Officers are elected at annual ONA meetings and committees are appointed and voted on in ONA meetings. ONA officers and committee members put in a ton of work to analyze information and come up with recommendations that are voted on in ONA meetings. The ONA website www.oceansidefriends.org has links to meeting minutes, zoning and other resources and a wealth of other information.

The ONA is one of the oldest and most active CACs in Tillamook County and that is why years ago Tillamook County requested ONA's help in revising the building height ordinance. The current building height ordinance is flawed and by adding extra walls on the uphill side, has resulted building heights far in excess of the 35 foot limit. The Building Height committee and the Lighting committee recommendations including triggering a variance request at 30 feet instead of 35 feet were discussed in several special ONA meetings and were voted on and approved at the regular ONA meeting on October 2, 2021 (see ONA web site) and have been waiting for Tillamook County to start their process. More recently Tillamook County requested ONA make recommendations in some limited aspects of the middle housing initiative which will affect Oceanside. The County committed to including the building height and lighting approved recommendations at the same time. The Zoning and Plan Review committee was appointed and voted on in an ONA meeting and have been working for months with multiple meetings open to the public that were announced in ONA emails. The committee is operating on a deadline set by the County. And now here we are."

Mary Flock (mbflock@msn.com)

3/27/25

"I would like to express my concerns regarding the proposed restrictions on garage space and the overall floor area ratio (FAR). The existing maximum height and building footprint restrictions already limit development to 50% of the lot size. Therefore, I believe the .5 FAR allowance is overly restrictive and unnecessary. For example, on a 5,000 sq ft lot, the total FAR allowed is only 2,500 sq ft. If a single-story home includes a 500 sq ft two-car garage to accommodate a growing family, this leaves just 2,000 sq ft for living space. This setup essentially encourages homeowners to convert their garages into living areas and park on the street instead of opting for a more reasonable solution, such as building a second story. Moreover, consider a single-story building with 15-foot ceilings versus a two-story home with 8-foot ceilings. Both may present a similar exterior shell, yet one would be prohibited under the current proposed FAR restrictions despite occupying the same amount of space. I urge the committee to reconsider the .5 FAR limit, as it is far too restrictive and does not effectively address the needs of our community."

Melanie Siegel (platinumselectrealty@gmail.com)

3/27/25

"I'm writing as a resident of Oceanside to express my sincere appreciation for the thoughtful work being done to preserve the beauty and integrity of our community through the proposed Residential Oceanside (ROS) zoning updates. As someone who cares deeply about the character of Oceanside, I support efforts to manage growth responsibly and encourage thoughtful design. That said, I would like to raise a concern regarding the proposed changes to the Floor Area Ratio (FAR) calculation of the draft zoning revisions dated March 21, 2025. The current proposal would limit total floor area—including attached garages and workshops—to no more than 50% of the total lot area, even for vertical additions. In my case, I own a modest 1,254 square foot home on a 6,000+ square foot lot. I also have approximately 500 square feet of attached garage and workshop space (gravel floor), which serves functional, non-livable purposes. Under the proposed FAR guidelines, I would be unable to add a second story to my home without exceeding the .5 FAR threshold, despite not expanding the physical footprint. This is concerning because:

1. **It discourages vertical expansion** – Adding a second floor is a sustainable way to accommodate growing family or personal needs without consuming more land or altering the neighborhood's footprint.
2. **It penalizes existing structures** – Counting attached garages and workshops as livable space in the FAR calculation may unintentionally penalize homeowners for having basic utility structures.
3. **It affects livability and generational housing** – Many of us are trying to future-proof our homes for aging in place, multigenerational living, or even creating space for remote work—none of which require overbuilding, but do require flexibility.

In my case, the plan is to make the bottom ADA compliant for my aging parents in nearby Netarts, so that they can stay in a community they love, and then use a second floor across the expanse of the home (including the garage) for my living space when I retire. This situation meets multiple goals expressed by the committee, but would be impossible with the proposed restrictions.

If the committee is committed to changing the rules currently in place, I would respectfully ask the committee to consider one or more of the following alternatives:

- **Exclude attached garages and workshops** from the FAR calculation, or count them at a reduced rate since they are not livable space.
- **Allow a higher FAR for vertical additions** when no increase to building footprint is involved, especially for lots with existing homes.
- **Provide FAR variances for existing structures** or for homeowners seeking to modernize in place, as a way to preserve both the community feel and homeowner continuity.

I understand and respect the intention behind the proposed guidelines. I only ask that we strike a balance between maintaining Oceanside's unique character and supporting homeowners who are trying to responsibly adapt their properties for the future.

Jade Waterman (jadewaterman@gmail.com)

Oceanside Neighborhood Association
P.O. Box 338, Oceanside OR 97134
www.oceansidefriends

February 1, 2025

MEETING MEDIA

YouTube: ONA February 1, 2025 Regular Meeting
(Ctrl + Click to follow link)

MEETING FILE (below)

Agenda with Motions and Time Stamp Index to Video

Oceanside Neighborhood Association Regular ONA meeting
February 1, 2025. 10:00 am – Hybrid Format (In-Person and Zoom)

1. **Call to Order** (Terri Warren, ONA President)
 - a. **YouTube VIDEO TIME STAMP (00:00)**
 - b. ONA Board Members in attendance: Terri Warren (President), Gil Wiggins (Vice President), Sharon Brown (Treasurer) and Paul Brey (Secretary)
 - c. The meeting was attended by 52 people: 23 in person and 29 via Zoom.
2. **Meeting Minutes** (Paul Brey, ONA Secretary)
 - a. **YouTube VIDEO TIME STAMP (00:30)**
 - b. The 12/07/24 Minutes are posted on the ONA website and include a meeting summary and a link to the meeting video recording.
3. **Treasurer's Report** (Sharon Brown, ONA Treasurer)
 - a. **(02:20)**
 - b. The ONA Account balance of \$1,693.01 includes a \$350 grant from the Oceanside Protection Society.
4. **Ratification of the Firewise Research Committee**
 - a. **(04:05)**
 - b. Defined as "A community or neighborhood that is working together to reduce the risk and impact of wildfires and improve the safety of their homes and landscapes." (Gill Wiggin, ONA Vice President).
 - c. Committee Members: Gill Wiggin, Marilyn Roossinck, Rick Miller, Kent Mortensen and Brian Buckman.
 - d. Motion by Jerry Keene to establish as a committee. Seconded by Kathy Norris.

- e. Call to Vote – All voted in favor. Online votes were documented via the Zoom chat. There were no votes against ratification.
- f. **QUORUM NOT MET:** A post-meeting verification of the voting status of meeting attendees revealed that the Quorum requirement of 52 Voting Members in Attendance was NOT met. The vote was declared invalid by Paul Brey, ONA Secretary.

5. Zoning and Planning Review Committee (ZAPR)

- a. **(13:25)**
- b. Tom Kemper was introduced as the new chair of the ZAPR.
- c. The Committee is working on a recommendation to the ONA for implementation of the Middle Housing Initiative in Oceanside.

6. Update from the Tillamook Dep't of Community Development (Sarah Absher, Director)

- a. **(18:20)**
- b. *//intermittent connection issues delayed the meeting//*
- c. **(29:00)** Video signal restored
- d. The plan is to amend the existing Oceanside zoning document to include the Middle Housing provision. Community members are encouraged to attend the ZAPR meetings. The ZAPR will bring recommendations to the ONA for vote by registered ONA members.
- e. The County will hold public hearings. The end of June 2025 is the target completion timing for this work.

7. Legislative Update (Paul Fournier, County Commissioner)

- a. **(50:27)**
- b. The Transient Lodging Tax (TLT) tax to be voted upon in the upcoming election will be for an initial 12% for the first year, an additional 2% added for the second year.
- c. The proposed implementation start for the tax will be after Labor Day weekend, 2025, if approved by the voters.
- d. Ongoing discussions about the distribution of TLT tax money to communities.

8. Aging With Grace (Marilyn Roossinck)

- a. **(1:10:20)**
- b. Cape Meares has partnered with the North Coast End Of Life Collective on a joint project to facilitate their aging in place project, called "Aging with Grace".
- c. If interested to participate in a similar project in Oceanside, please email Marilyn at mjr25@psu.edu.

9. Radon Testing

- a. **(1:20:05)**
- b. Pat Himes has radon test kits which may be loaned out to community members to use.

10. Closing Message (Terri Warren, ONA President)

- a. **(1:20:20)**
- b. The ONA Annual Meeting is scheduled for June 21, 2025
- c. The ONA Annual Gathering is scheduled for July 26, 2025.
- d. Meeting adjourned **(1:26:48)**

Paul Brey, ONA Secretary

Oceanside Neighborhood Association
P.O. Box 338, Oceanside OR 97134
www.oceansidefriends.org

April 5, 2025

MEETING MEDIA

YouTube: ONA April 5, 2025 Regular Meeting

(Ctrl + Click to follow link)

MEETING FILE (below)

Agenda with Motions and Time Stamp Index to Video

Oceanside Neighborhood Association Regular ONA meeting
April 5, 2025. 10:00 am – Hybrid Format (In-Person and Zoom)

- 1. Call to Order** (Gill Wiggin, ONA Vice President)
 - a. **YouTube VIDEO TIME STAMP (01:07)**
 - b. ONA Board Members in attendance: Gil Wiggin (Vice President), Sharon Brown (Treasurer) and Paul Brey (Secretary)
 - c. The meeting was attended by 71 people: 27 in person and 44 via Zoom.
- 2. Treasurer's Report** (Sharon Brown, ONA Treasurer)
 - a. **YouTube VIDEO TIME STAMP (01:27)**
 - b. The ONA Account balance is \$1,477.13.
- 3. Meeting Minutes** (Paul Brey, ONA Secretary)
 - a. **YouTube VIDEO TIME STAMP (02:17)**
 - b. The 02/01/2025 Minutes are posted on the ONA website and include a meeting summary and a link to the meeting video recording.
- 4. Presentation on Upcoming Transient Lodging Tax (TLT) Vote** (Mary Faith Bell, Tillamook County Commissioner)
 - a. **(05:00)**
 - b. A proposal to raise the TLT from 10% to 14% has been approved by the Tillamook County Board of Commissioners, to be placed on the ballot for voter approval. The proposal would raise the TLT by 2% in September, 2025 and by an additional 2% in July, 2026.
 - c. Tillamook County is facing a budget deficit due to declining timber revenue and overall increased costs.
 - d. 70% of the TLT revenue is allocated to tourism with 30% allocated to discretionary spending from the County General Fund.
- 5. CARE Program Presentation** (Ryan Webber, Development and Special Events Manager, CARE)
 - a. **(23:04)**

- b. Tillamook CARE stands for “Tillamook Community Action Resource Enterprises, Inc.”.
- c. The organization is the local Human and Social Services nonprofit agency.
- d. The organization’s primary work is with people experiencing houselessness (such as the warming shelter), houselessness prevention (such as rent assistance and move-in costs) and family support services (such as the Healthy Families home visit program).
- e. There is a shelter village which is in the process of construction, including 10 additional micro-shelter units and a 400ft2 congregate shelter to be open all year.
- c. CARE is running an appeal for funding to help offset their current deficit. Community members may visit the CARE website for information on how to make a monetary donation. CARE also accepts donations of clothes, blankets, food, etc.

6. Update on the Zoning and Plan Review (ZAPR) Committee’s Work on Middle Housing (Tom Kemper, Chair, and Sarah Absher, Director, Tillamook County Community Development)

- a. **(44:45)**
- b. The ONA has a June, 2025 deadline to make zoning recommendations to Tillamook County, with an ONA membership vote on the ZAPR recommendations scheduled for 2:00 pm on May 18, 2025.
- c. The objective of the new OR middle housing codes is to encourage higher-density construction of triplexes, fourplexes, townhomes and cottage clusters. Oceanside may propose additions/modifications to the OR code applicable to Oceanside.
- d. The ZAPR proposal is currently being developed and will be sent to community members for review prior to voting by the community.
- e. The ZAPR is investigating a proposal to include Visitability requirements for some types of constructions — design elements such as a ground floor bathroom with a certain size, ground level entries, larger door widths, etc., to allow visitation by individuals with special needs.
- f. After the ONA vote, the Tillamook Planning Commission will hold hearings with the community in June, 2025. The Tillamook Board of Commissioners will hold hearings with the community in July and August, 2025. ONA will notify members of the hearing dates. Community members are encouraged to participate.

7. Nominations for ONA Board Positions (Marilyn Roossinck, ONA Nominations Committee)

- a. **(1:24:30)**
- b. The Nominations Committee is accepting nominations for all four board positions in advance of the election at the June21, 2025 Annual Meeting.
- c. Please contact Marilyn or Kathie Norris for information and/or nominations. Self nominations are allowed.

8. Meeting Adjourned (1:30:21)

The ONA Special Meeting will be **Sunday, May 18, 2025 at 2:00 pm** at the Oceanside Community Club and may be attended either in-person or via Zoom. An email Notice including pre-registration information will be sent in advance of the meeting.

Respectfully submitted,
 Paul Brey, ONA Secretary
 Contact information: oceansidefriends@gmail.com

Oceanside Neighborhood Association
P.O. Box 338, Oceanside OR 97134
www.oceansidefriends.org

May 18, 2025

MEETING MEDIA

YouTube: ONA May 18, 2025 Special Meeting
(Ctrl + Click to follow link)

MEETING FILE (below)

Agenda with Motions and Time Stamp Index to Video

Oceanside Neighborhood Association Special ONA meeting
May 18, 2025. 2:00 pm – Hybrid Format (In-Person and Zoom)

1. **Call to Order** (Terri Westover, ONA President)
 - a. **YouTube VIDEO TIME STAMP (01:30)**
 - b. ONA Board Members in attendance: Terri Westover (ONA President, Gil Wiggin (ONA Vice President), and Paul Brey (Secretary)
 - c. The meeting was attended by 165 Registered ONA members whose votes were counted: 61 in person and 104 via Zoom.
 - d. Voting was held in-person and via Zoom.
2. **Voting Item No. 1**
 - a. **YouTube VIDEO TIME STAMP (11:15)**
 - b. 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?
3. **Voting Item No. 2**
 - a. **(17:10)**
 - b. FOR QUADPLEXES and COTTAGE CLUSTERS, should the minimum lot size be established as 7000 square feet?
4. **Voting Item No. 3**
 - a. **(26:07)**
 - b. Should the current setback requirement on all CORNER LOTS be reduced from 15 feet to 10 feet?
5. **Voting Item No. 4**
 - a. **(30:05)**
 - b. Should all new TOWNHOME lots meet these requirements: (a) minimum lot width of 15 feet (b) minimum lot size of 1500 square-feet, and (c) minimum average lot size of 1750 square-feet (higher for steep lots)?

6. Voting Item No. 5

a. (36:45)

b. LIMITED DESIGN STANDARDS for TRIPLEXES, QUADPLEXES and COTTAGE CLUSTERS. (These are shaded GREEN in the Draft ROS Code Language document accompanying the ONA Meeting Notice.)

Should these types of residences generally be required to locate front entries near streets and include a minimum number of windows on street frontage?

7. Voting Item No. 6a

a. (45:30)

b. BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?

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 of the Draft ROS Code in the voting materials.)

8. Voting Item No. 6b

a. (56:19)

b. BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?

For this question, assume the county WILL NOT ALLOW the ZAPR Committee's request to exempt existing homes from being declared "nonconforming uses."

9. Voting Item No. 7a

a. (1:05:40)

b. 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."

10. Voting Item No. 7b

a. (1:12:50)

b. 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."

11. Voting Item No. 7c

- a. (1:18:13)
- b. BUILDING SIZE LIMITATIONS ASSUMING NO "NONCORMING 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"?

12. Voting Item No. 8a

- a. (1:20:57)
- b. "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).

13. Voting Item No. 8b

- a. (1:24:45)
- b. "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).

14. Voting Item No. 9

- a. (1:26:09)
- b. 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.

15. Meeting Adjourned

- a. (1:31:49)
- b. Provisional results will be sent out via email to individuals on the ONA email distribution list.
- c. The final vote will be determined by the ONA Credentials Committee. The final results will be sent out via email to individuals on the ONA email distribution list.

Respectfully submitted,
Paul Brey, 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?

Yes: 95

No: 66

Final vote: Yes

VOTING ITEM NO. 3

Should the current setback requirement on all CORNER LOTS be reduced from 15 feet to 10 feet?

Yes: 76

No: 84

Final vote: No

VOTING ITEM NO. 4

Should all new TOWNHOME lots meet these requirements: (a) minimum lot width of 15 feet (b) minimum lot size of 1500 square-feet, and (c) minimum average lot size of 1750 square-feet (higher for steep lots)?

Yes: 67

No: 90

Final vote: No

VOTING ITEM NO. 5

LIMITED DESIGN STANDARDS for TRIPLEXES, QUADPLEXES and COTTAGE CLUSTERS. (These are shaded GREEN in the Draft ROS Code Language document accompanying the ONA Meeting Notice.)

Should these types of residences generally be required to locate front entries near streets and include a minimum number of windows on street frontage?

Yes: 72

No: 82

Final vote: No

VOTING ITEM NO. 6a.

BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?

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 of the Draft ROS Code in the voting materials.)

Yes: 53

No: 107

Final vote: No

VOTING ITEM NO. 6b

BROADER DESIGN STANDARDS for ALL RESIDENCES. (These are shaded BLUE in the Draft ROS Code Language document.)

Should all new residences meet broader design standards that generally include: (1) architectural detail and articulations; (2) roof slopes with a minimum 4/12 pitch, and (3) minimum open space and landscaping requirements?

For this question, assume the county WILL NOT ALLOW the ZAPR Committee's request to exempt existing homes from being declared "nonconforming uses."

Yes: 43

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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You are receiving this email because you are a part of the Oceanside community or signed up on our website.

Our mailing address is:

Oceanside Neighborhood Association
PO Box 232
Oceanside, OR 97134

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Oceanside Neighborhood Association
P.O. Box 338, Oceanside OR 97134
www.oceansidefriends.org

June 21, 2025

MEETING MEDIA

YouTube: ONA May 21, 2025 Annual Meeting
(Ctrl + Click to follow link)

MEETING FILE (below)

Agenda with Motions and Time Stamp Index to Video

Oceanside Neighborhood Association (ONA) Annual Meeting
May 21, 2025. 10:00 am – Hybrid Format (In-Person and Zoom)

- 1. Call to Order** (Terri Warren, ONA President)
 - a. **YouTube VIDEO TIME STAMP (00:59)**
 - b. ONA Board Members in attendance: Terri Warren (ONA President), Gil Wiggin (ONA Vice President), Sharon Brown (ONA Treasurer) and Paul Brey (ONA Secretary).
 - c. The meeting was attended by 59 Registered ONA members whose votes were counted: 24 in person and 35 via Zoom.
 - d. The 59 voting members in attendance satisfied the quorum requirement of 52 registered ONA members.
- 2. Meeting Minutes** (Paul Brey, ONA Secretary)
 - a. **YouTube VIDEO TIME STAMP (01:08)**
 - b. Minutes are posted online at the ONA Website for the April 5, 2025 General Meeting and the May 18, 2025 Special Meeting.
- 3. Treasurer's Report** (Sharon Brown, ONA Treasurer)
 - a. **(02:40)**
 - b. The ONA account has a balance of \$1,467.13.
- 4. Year Wrap-Up Report from the Oceanside Action Partnership**
 - a. **(05:24)**
 - b. Information on the organization and their projects is available online at <https://www.oceansideactionpartnership.org>.
 - c. The annual beach cleanup is scheduled for July 5, 2025. All volunteers welcome. Meet at the Oceanside Community Center at 9:00 am to participate. (Cynthia Miller)
 - d. The celebration of the Wayfinding Signage Project is July 3, 2025, meeting at the Cape Meares Loop Road viewpoint pullout. (Kris Woolpert)
 - e. The new cell tower is planned to go live in 2026. (Yuriy Chanba)

5. Election of New Officers

- a. **(24:55)**
- b. Tom Kemper made a Motion to approve the candidates as a slate, which was seconded by Cynthia Miller.
- c. The new board of officers was elected unanimously:
 - President, Simeon Dreyfuss
 - Vice President, Gill Wiggin
 - Secretary, Shaun DesJardins
 - Treasurer, Sharon Brown
- d. The term runs from July 1, 2025 to June 31, 2025.

6. Report on Grant Obtained from Office of Resilience and Emergency Management (OREM) (Jerry Keene)

- a. **(33:07)**
- b. A resiliency hub, purchased with a grant from the State, holds provisions in a secured location which are to be used in the event of a public emergency.

7. Dates for Tillamook County Hearings Regarding Middle Housing (Terri Warren, ONA President)

- a. Hearing with the Tillamook Planning Commission – July 10, 2025, TBD time
- b. Hearing with the Tillamook Board of County Commissioners – July 23, 2025, 5:30 pm. Covering Pacific City, Netarts, and unincorporated areas County-wide
- c. Hearing with the Tillamook Board of County Commissioners – August 14, 2025, TBD time. Oceanside-specific meeting.
- d. More information will be sent out to ONA members in advance of the hearings.

8. Summary of ONA activities in 2024-2025 (Terri Warren, ONA President)

- a. **(50:00)**
- b. Activities and presentations during 2024/2025 included the CARE Program, presentation by Commissioner Bell, the Aging in Grace program, the Firewise Community, the Short Term Rental (STR) Framework, ZAPR Middle Housing, OAP Programs and Hotel project updates.

9. Thoughts of the Future of ONA (Simeon Dreyfuss, Incoming ONA President)

- a. **(52:32)**
- b. Would like to see the ONA revisit the Community Plan in 2025-2026.
- c. Would like to organize conversations around the topic of Oceanside as a community largely of older residents, to identify the needs of an aging community, and how those needs can be addressed.

10. Meeting Adjourned

- a. **(1:05:50)**
- b. The Annual Gathering will be a Pot Luck held at the Oceanside Community Center on July 26, 2025, at 4:00 pm.

Respectfully Submitted,
Paul Brey, ONA Secretary
Contact information: oceansidefriends@gmail.com

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. Simeon 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. Simeon 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 on 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. Simeon 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. Asks if there will be a voting recap for the ZAPR recommendations from 2021.
- k. Simeon 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. Sineon 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 Niflis: 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 do 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

Sarah Thompson

From: Simeon Dreyfuss <President@OceansideFriends.org>
Sent: Friday, August 22, 2025 12:17 PM
To: Sarah Absher; Shaun DesJardins
Cc: treasurer@oceansidefriends.org; Gill Wiggin; Sarah Thompson
Subject: EXTERNAL: Re: September 11th Meeting

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Sarah, and Shaun,

For the record I wish to clarify that there is no ONA data relating to the matters currently before the Planning Commission beyond the original votes taken in 2021. We have not conducted any polls. We have not begun a process of reexamining the original votes or of the proposals voted on at that time. Rather it is the belief of the majority of the ONA Board that the Planning Commission Hearing is the appropriate next venue to review the proposals passed by the ONA in 2021.

Any notes, spreadsheets, or polling results that Shaun has are not products of the ONA and Shaun therefore can not speak to them as the ONA Secretary. Such documents would represent his personal views and not those of the ONA.

Thanks for your understanding in this matter.

Simeon Dreyfuss

--

Simeon Dreyfuss
President
Oceanside Neighborhood Association

On 8/22/2025 10:48 AM, Sarah Absher wrote:

Good Morning Shaun,

All testimony is published on the application
page: <https://www.tillamookcounty.gov/commdev/project/851-25-000262-plng-et-al-oceanside-neighborhood-association-tillamook-county>

Written testimony received at the August 14th hearing has already been posted along with the meeting recordings. I will update the page and add comments received during the written testimony comment period and an updated memorandum by end of day on Thursday, September 4th in preparation for the September 11th hearing.

Sarah Thompson, copied, can also make copies for you. Please be advised there is a fee for this service. You are most welcome to connect with her directly to request copies of testimony now or once the September 4th hearing packet has been posted.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Shaun DesJardins <shaundesjardins@live.com>
Sent: Friday, August 22, 2025 10:44 AM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>
Cc: president@oceansidefriends.org; treasurer@oceansidefriends.org; Gill Wiggin <gill.wiggin@gmail.com>
Subject: EXTERNAL: Re: September 11th Meeting

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Yes please.

Also, can I get a copy of the written testimony to the commissioners? If so, how do I do it?

Shaun

Get [Outlook for Android](#)

From: Sarah Absher <sarah.absher@tillamookcounty.gov>
Sent: Friday, August 22, 2025 10:41:51 AM
To: Shaun DesJardins <shaundesjardins@live.com>
Cc: president@oceansidefriends.org <president@oceansidefriends.org>; treasurer@oceansidefriends.org <treasurer@oceansidefriends.org>; Gill Wiggin <gill.wiggin@gmail.com>
Subject: RE: September 11th Meeting

Good Morning Shaun,

Thank you for the email. Would you like me to include this email with other public comments received?

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Shaun DesJardins <shaundesjardins@live.com>
Sent: Friday, August 22, 2025 10:35 AM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>
Cc: president@oceansidefriends.org; treasurer@oceansidefriends.org; Gill Wiggin <gill.wiggin@gmail.com>
Subject: EXTERNAL: September 11th Meeting

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Sarah,

I have been asked not to testify as the current ONA Secretary, and I don't have anything oral to add as a resident of Oceanside. I would like the commissioners to know that I am available for clarification on numbers and issues, as they have heard from a past secretary and do not have the current data.

I will also be sending written testimony before the closing date, for them to consider.

It would seem proper to give them the option to call upon me for questions and I will be present and ready to answer any questions I can with facts from our Secretary notes, spreadsheets and polling results as Secretary of the ONA.

Please forward this email to the commissioners so they are aware. Also, can I get a copy of the written testimony to the commissioners? If so, how do I do it?

Thank you,

Shaun DesJardins

CC: ONA Officers

Sarah Thompson

From: Neunzert <neunzert@gmail.com>
Sent: Friday, August 15, 2025 12:10 PM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Testimony - Building Height Formula
Attachments: Oceanside - Building Height Formula - CNeunzert.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.]

Hello Sarah,

Attached is the testimony that I provided at the Tillamook County Planning Commission meeting last night. I'm hoping you will make it available to the Commissioners and enter it into the public record.

Thank you!

Caroline Neunzert

Tillamook Planning Commission Testimony
Proposed Oceanside Building Height Formula
August 14, 2025

Good evening, Commissioners. My name is Caroline Neunzert and I am a homeowner in Oceanside. I was a member of the working committee of the Oceanside Neighborhood Association which studied the topic of building height calculation. I'm here tonight to present information about the proposed new formula for calculating building height based on that committee's research. This formula is an element of the two proposed standards around building height that are on your agenda for consideration today.

To be very clear, I will not be talking about maximum allowed building height. That is a separate issue. I'm here to talk strictly about the formula used to calculate building height.

Currently, in Tillamook County, the height of a new structure is calculated by identifying and averaging the height of all external walls that are at least two feet wide. On sloped lots, this formula can be manipulated, or "gamed", by creating lots of short walls on the uphill side of the building (where the walls are relatively short) and minimizing the number of walls on the downhill side (which are relatively tall). This allows for buildings that are visually taller than the legal limit and look like silos when seen from below.

In researching the topic of building height, our committee looked at a number of communities which, like Oceanside, have strongly sloped topography. The formula we are recommending most closely resembles one that is being used successfully in Tacoma, Washington.

Our proposed new formula will simplify the height measurement by calculating it from four base elevation points at the corners of the smallest rectangle that encloses the building footprint, rather than by averaging all of the external walls. It will also clarify the base of measurement by defining "existing grade" as the pre-construction grade for a given lot. This formula is easier to explain and interpret than the one currently in use. It should also be easier to administer and less susceptible to manipulation.

Again, I want to emphasize that the proposed new formula does not restrict or "take away" from the maximum allowed height of a building. It only clarifies and simplifies how that height is calculated. I encourage you to adopt this formula, regardless of any action you might take regarding maximum allowed building height.

Thank you for your consideration.

Caroline Neunzert
1780 Maxwell Mountain Road
Oceanside, OR 97134

Sarah Thompson

From: Sharon Brown <sharnbrown@gmail.com>
Sent: Friday, August 15, 2025 1:31 PM
To: Sarah Thompson
Subject: EXTERNAL: Testimony for Oceanside/Tillamook County Planning Commission matter 851-25-00262-PLNG et al
Attachments: Yuriy Chanba's newsletter.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.]

I am a resident of Oceanside, and my parents and grandparents were residents here as well since the 1970s. During that time, Oceanside has been changing, and not for the better in many ways. You are considering proposals that the ONA asked the County to consider to protect the unique character of the community back in 2021. The delay in getting this to you was not the fault of Oceansiders. We know one current issue that has been raised with you is the implications for creating non-conforming uses by lowering the maximum building height from 35' to 30'. In reality, a majority of homes in Oceanside are already non-conforming as they were built prior to the land use codes being enacted. Importantly, the proposals before you included saving language that would prevent any structures currently existing from being made non-conforming by the enactment of this proposal. The Community in 2021 deemed the benefits to the community from lowering the maximum building height outweighed the inconvenience that new builders might encounter in complying with the new figure.

Sadly, some Oceanside property owners are using this issue to sow distrust and confusion among other property owners, particularly those who own undeveloped lots. They have spread misinformation and conspiracy theories widely. You will certainly notice "boilerplate" language in their objections, because it is being written for them. I enclose an email received today from Yuriy Chanda, self-titled as "Oceanside True Friends" which lays out their form arguments.

I urge you to review the documents initially presented by the ONA from the 2021 process, as it involved an incredible amount of work and time by Oceansiders to attempt to address issues that affect us every day. Additionally, I urge you to address the savings language that protects current residences from becoming non-conforming. I urge you to read the Hillsboro Airport case presented to you by County Staff and find it does not speak to the same issues and is not directly applicable (it involved a reduction in height of current buildings, which is nowhere in any of the ONA's proposals). Finally, I urge you to evaluate the ONA's proposals regarding building height on their merits. Thank you for your time.

Sharon M. Brown
SharnBrown@gmail.com
503-310-3031

Attachment here:

From: Oceanside True Friends oceansidetruefriends@177960029.mailchimpapp.com
Subject: Oceanside Zoning: Planning Commission needs your help. Let's help!
Date: August 15, 2025 at 1:04 PM
To: Sharon sharnbrown@gmail.com



[View this email in your browser](#)



Hello, neighbors.

Most of us would rather be fishing, or hiking, or beach combing, or just having good time with our family, friends and neighbors here in Oceanside, but here I am asking for your help again in neighbors' fight against ONA Board's push for making properties in Oceanside non-conforming and taking from owners of undeveloped lots.

Details are provided below. I'm asking for 5 minutes of your time to write up a note opposing maximum building height reduction in Oceanside from existing 35-feet to 30-feet and send it to Sarah Thompson at Sarah.thompson@tillamookcounty.gov.

Tillamook County Planning Commissioners did not make the decision yesterday and asked for more testimonies from Oceansiders to better understand how **non-conforming negatively affects you**. Oceanside property owners are asked to provide the testimonies by 4pm on August 28, and you are invited to provide your testimony in person at the next hearing on September 11

at 7pm.

Speaking of the hearing... It started at 7pm and ran past 10pm. It was supposed to be about Oceanside zoning changes due to the new middle family housing law (a very non-controversial topic for Oceanside), but, as predicted, instead was spent almost entirely around ONA's current and former Presidents' push for zoning changes per 2021 ONA vote, asking for multiple residential housing zoning restrictions, the outrageous one being the height reduction.

Thank you to all who provided written testimonies prior to the August 14 meeting opposing the outdated 2021 "ONA decision", and especially to all who provided oral testimonies during the hearing yesterday (don't we all hate public speaking;)))! If you already provided a testimony for/at August 14 hearing but would like to convey to the Commission new information for consideration at the next hearing- you are more than welcome to do so.

The facts brought up during testimonies made Commissioners realize that ONA Board posturing as if speaking for our current community on this topic was possibly just that - posturing. However, to an outsider it is quite incredible to observe how disconnected the ONA Board is from our community, so the Commissioners wanted to hear more of Oceanisders' testimonies to confirm what the Commission members already started to understand - 2021 ONA Board President's push for zoning change is not welcome in Oceanside of 2025.

Let's help the Commissioners. Please, tell them in your testimony that you are against height reduction and why. A few sentences will do. For reference, check out this document containing testimonies provided for August 14 meeting; see pages 136-166.

https://www.tillamookcounty.gov/sites/default/files/fileattachments/community_development/project/103884/doc0007.pdf

Also, and this is IMPORTANT, Commissioners would like to hear how designating your property non-conforming creates financial burden for you. Here are a few points:

Here are a few points.

- increased cost of renovation and repairs, due to additional land use/permits review process,
- financing and insurance are more expensive due to inherent risk and limitations,
- significant restrictions on expansion, alterations, and high-cost repairs,
- declaration of a non-conforming building "unsafe" can lead to its removal and termination of non-conforming status, resulting in significant costs to the owner,
- decrease in property market value, making it less attractive to the buyers,
- potentially costly appeals and legal challenges due to disputes with the county regarding determination of non-conforming status.

Moreover, maximum height reduction from 35-feet to 30-feet has significant negative financial impact on property owners of **undeveloped lots**. Some 300 lots in Oceanside are undeveloped. Market value of these lots will decrease, some significantly, because the property owners will be forced to build one and two-story structures only. This is very significant! With average listing price of an undeveloped lot in Oceanside around \$165,000, a mere 20% drop in value results in aggregate value loss of almost \$10 million for Oceansiders. If you are a property owner of an undeveloped lot, please, let the Commissioners know through your testimony how you feel about this.

Finally, one can hope the county realizes that the zoning change negatively affecting the community to a tune of many \$ millions, for no good reason but to appease a very few individuals, creates a real possibility of a legal challenge against the county on behalf of very many Oceansiders, both the residents and undeveloped lots owners, who are set to be punished financially. Let's bring visibility to this.

Please, send your testimony to Sarah Thompson before the August 28 deadline.

Cheers!

Yuriy Chanba



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You are receiving this email because you indicated your interest in Oceanside Incorporation.

Our mailing address is:

Oceanside True Friends
5378 Woodlawn St W
Tillamook, OR 97141

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



Sarah Thompson

From: Seth Wiek <sethwiek@gmail.com>
Sent: Friday, August 15, 2025 2:22 PM
To: Sarah Thompson
Subject: EXTERNAL: Objections to Oceanside zoning restrictions

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Good afternoon Sarah,

I am an Oceanside full time resident at 150 breezee Way.

I am writing to object to the proposed changes to Oceanside zoning with regard to reduction of building height and changes to the formula for how building height is measured.

The proposed changes have been put forward for the sole reason of ascetic preferences of a minority of residents, but will almost certainly place my house and many others into a state of nonconformity and amount to a taking of my home value, both for remodel and future sale. If passed these reductions will likely put Tillamook county in an actionable position when homeowners file suit for appeal and damages.

Thanks for your consideration

Seth-

Sarah Thompson

From: Angela Wiek <angela.wiek@gmail.com>
Sent: Friday, August 15, 2025 2:36 PM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside/ONA community response

[**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,

I am Angela Wiek and I own a home at 150 Breezee Way in Oceanside. I previously submitted a letter stating my opposition to proposals Oceanside Neighborhood Association put forward for your review. I wanted to add a concern I had after last night's meeting. I respectfully ask that you add this additional testimony to my original testimony for your consideration.

A clarification- in the meeting there were references to "retired attorneys" opinions on ONA and "the Oceansider" as a "newspaper" etc. Last night's presenter Jerry Keene was the president of ONA in 2021, he is also one of the two retired attorneys that he is referencing for an opinion he prefers on how non-conformance wouldn't negatively affect anyone. Since it's his proposal and he's referencing "an attorneys opinion" but that attorney is him, it's a bit of a conflict of interest. Also the "Oceansider" is his personal blog. Not saying his opinions are invalid, but wanted to clarify that some of these people/papers being referenced by him, are also him.

An additional concern- It was stated in the meeting that non-conforming homes might not face rebuild issues due to an act of God such as fire flood etc. because they could have one year to rebuild to their original footprint before they lose that ability and have to come into compliance with new proposed standards. But it was also stated that non-conforming homes would suffer additional layers of review processes that could take a lot of time. It was also stated that standard review processes at present were taking a lot of extra time. It is concerning that all that extra time would push homeowners past that one year threshold where they could rebuild their homes to the intended footprint, potentially leading to major losses for Oceanside homeowners and families. Our home for example, could lose much of its square footage in that scenario. Our home value is our security, our ability to send our child to college or survive a bad medical diagnosis. We cannot have a few people taking that away from us because of their aesthetic preferences on properties that don't belong to them.

It's also potentially a lot of value loss for property home and land owners the county could have to reimburse.

(This is an addition to formerly mention concerns of value loss, difficulty with insurance, insurance rate increase, changes in sellability, etc.)

For these reasons I still respectfully ask that you reject these proposals by ONA.

Sincerely thank you for your time, discernment, expertise, and consideration in this matter,

Angela Wiek

Sarah Thompson

From: Neunzert <neunzert@gmail.com>
Sent: Friday, August 15, 2025 3:10 PM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Lighting Standard testimony
Attachments: Planning Commission Testimony R3 2025.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.]

Hello Sarah,

Attached is the written form of my testimony from the August 14th Planning Commission Meeting regarding the proposed lighting standards #851-25-000268-PLNG.

MN

Planning Commission Testimony – Proposed Oceanside Lighting Standard

Hello, my name is Michael Neunzert, I am a homeowner in Oceanside, 1780 Maxwell Mountain Rd, Oceanside, OR 97134.

Commissioners, Thank you for allowing me to present information on the proposed lighting standard, #851-25-000268-PLNG

I helped write the proposed lighting standard which was approved overwhelmingly by the ONA membership in October of 2021.

The proposed lighting standard will help Oceanside become more compliant with the Oregon dark sky policies. It addresses the functionality of new exterior lighting fixtures installed in Oceanside. The new fixtures will be required to prevent light pollution of the sky or of neighbors home and yards. By directing the light downward through fixture design and shielding, light is prevented from “escaping” and adversely impacting residents, visitors or wildlife.

I personally have seen a community, Crestone Colorado, that is essentially invisible after dark because of a long-standing lighting standard like this one. The effect is really striking!

There are four primary reasons we should adopt this proposed standard:

1. It will benefit the residents of Oceanside by eliminating bright light from “trespassing” onto their property and into their houses from adjacent structures.
2. It will improve the overall security of the community because research shows that shielding bright lights actually increases the ability to see persons moving in the area, because the eye does not have to compensate for the brightness of the light sources.
3. It will benefit the wildlife in the Three Arch Rocks National Wildlife Refuge because there is considerable research showing that birds and other animals are confused by light pollution.
4. It will begin to improve nighttime sky viewing.

With this common sense lighting standard in place, all future exterior lighting will direct light downward where it is most effective and not upward and outward where it is wasted and adversely impacts humans and animals. I urge you to adopt this standard.

Thank you very much for your consideration.

Sarah Thompson

From: Simeon Dreyfuss <simeon@teleport.com>
Sent: Friday, August 15, 2025 9:03 PM
To: Sarah Thompson
Subject: EXTERNAL: Written testimony for 851-25-000262-PLNG, et al: ONA and Tillamook County
Attachments: Dreyfuss Planning Commision Testimony.pdf

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Hello Sarah,

Attached please find my written testimony for 851-25-000262-PLNG, et al: Oceanside Neighborhood Association and Tillamook County. If this is not the proper way for me to submit written testimony please do tell me and I will provide it accordingly.

Thanks so much for all you do.

Simeon Dreyfuss

August 15, 2025

Dear Planning Commission,

My name is Simeon Dreyfuss. I attended the Planning Commission Hearing on August 14, 2025, in my role as the current President of the Oceanside Neighborhood Association (ONA). During the meeting I introduced the legislative text amendments submitted by the ONA and recounted their background and history. In this letter I wish to share with you my personally views on these proposals as a resident of Oceanside for the last decade.

I support all the amendments before you. I unreservedly support the lighting standards and the change to how building height is calculated. I support the reduction in building height, but I strongly encourage you to request from County Counsel revised language acceptable to them that would exempt existing structures from becoming non-conforming. Let me explain:

As you no doubt observed during the hearing, the issue of structures becoming non-conforming through changes in zoning regulations has greatly fueled opposition to proposed zoning changes in Oceanside. Frankly, I find this issue perplexing. My home in Oceanside in a non-conforming structure, as are a great many in the village area of Oceanside, due to the small lot sizes, the fact that many Oceanside village homes were built prior to current zoning regulations, and long histories of buildings evolving in shape and size. (Far fewer of the newer homes outside the village are currently non-conforming.) That said, I did not know our home was non-conforming until I sat on the Zoning and Plan Review (ZAPR) Committee of the ONA and began to learn the details of zoning regulations. In my case our home violates current setback requirements. But here is my important point: at no time, when my wife and I purchased our home, did the issue of non-conformance come up. The realtor never mentioned it. No one in the financing or underwriting process asked. Neither did our insurance agent. It did not come up on a title search. *It was in every conceivable way a non-issue*, as I believe non-conformance is in practice in these current proceedings (that belief, by the way, underlay my vote on the 2025 ZAPR committee not to revote on matters that had already been advanced by the ONA to the Planning Commission in 2021). Had someone mentioned the issue of non-conformance to my wife and me at the time we purchased our home I think we would have thought it made our home special. It's not that we were getting away with something. Rather, we would have seen our home as rare and unreproducible, a limited commodity, and therefore of greater value; in our minds knowing that it was non-conforming with current zoning regulations would have made it worth more.

Yet the issue of non-conformance has, and I believe will continue to, cost Oceanside dearly. The 2024-25 ZAPR committee on which I sat, considering the issue of Middle Housings for more than a year, had some gifted and busy professionals contributing their expertise and excellent ideas. I strongly believe the proposals we crafted were visionary ones. They were taken down by a posse of people concerned almost exclusively with the issue of their homes becoming non-conforming. Those gifted and busy professionals, developers and architects on the ZAPR committee, quite reasonably decided that their limited and valuable time will be better spent in the future in other ways than serving on volunteer ONA committees. This is in my view a great loss for Oceanside, and for Tillamook County.

Nothing we said to those concerned about non-conformance—about their ability to rebuild their home in the event of a disaster, or to remodel so long as the non-conforming aspects were not increased—allayed their fears. They remain convinced that the middle housing code proposed by

the ZAPR committee, and additionally the previous 2021 proposed reduction of building height and change to the building height calculation, would cause them to lose something of value, as you no doubt observed through their animated testimony. I disagree. (I do wonder if the whole non-conformance opposition is a red herring ginned up by realtors concerned about protecting a market—there is money to be made in selling the idea of lavish structures designed more as profit-making short term rentals than as modest first or second homes.) But if some acceptable-to-County-Counsel means to address concerns about non-conformance could be crafted, some language which makes it clear that changes in zoning regulations apply only to newly built homes and that existing structures are exempt from becoming non-conforming, I think it would go a long way toward quieting the disturbed social waters in Oceanside. (As would have happened with timely consideration of the 2021 proposals—whatever the outcome Oceanside could have moved on, and distrust would not have festered for four years.) In addition, should a reduced maximum building height be adopted, I would encourage Community Development to grant variances for a reasonable time period to those who had already purchased a lot and have building plans. I understand that County Counsel sees such language as a legally grey area. While non-conformance is in my view something that may increase a property's value I understand that I cannot guarantee that: what a willing buyer will pay a willing seller is not a thing which comes with future guarantees. What I am suggesting in this letter, however, is that difficult-to-enforce zoning language codifying intent to exempt existing structures from becoming non-conforming would, in this instance, be of great benefit to the Oceanside community.

I might also observe that over time zoning regulations have always changed to reflect changes in community values, or in response to development trends at odds with community values. If such changes were always construed as potential "takings" the only way zoning language could ever change would be in the direction of greater permitted uses. While such an idea might appeal to those dedicated to the proposition that a property owner should be able to do whatever-the-hell-they-want with their lands, it defies the whole notion of zoning regulations that reflect community values.

We are in the business here of crafting regulations that reflect community values. I believe the legislative text amendments before you do exactly that.

Thank you for your consideration.

Yours,

Simeon Dreyfuss

1325 Sunset Ave
PO Box 324
Oceanside OR 97134
simeon@teleport.com
503-349-9740

Sarah Thompson

From: Bruce Jaeger <nguyenjaeger@gmail.com>
Sent: Sunday, August 17, 2025 11:51 AM
To: Sarah Thompson
Subject: EXTERNAL: Additional Testimony regarding Tillamook County Planning Commission Hearing

[**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 and best wishes. Can I please offer the following Testimony for the Planning Commissioners?

Dear Planning Commissioners:

Regarding Legislative Text Amendments 851-25-000262-PLNG, 851-25-000268-PLNG, 851-25-000269-PLNG and 851-25-000270-PLNG

At the Public Hearing, August 14, 7pm, I heard the Planning Commissioners request from Oceansiders our thoughts on how 851-25-000262-PLNG, 851-25-000269-PLNG, and 851-25-000270-PLNG designating my property "non-conforming" would create a financial burden for me.

It is very important for me to be transparent and "honest" in my relationships. If my home were to become "non-conforming" I would be obliged to disclose this to my insurance company and, if I were to list my home for sale, the realtor and potential buyer. I have been told this would negatively impact insurance claims and premiums, as well as the sale value of my home.

I was asked, "if you were to be grandfathered in would that make a difference?" My understanding is that I would still be classified as "non-conforming" and financially impacted in the ways listed above. Additionally, I do not support inequity of treatment. Grandfathering policies create inequity.

Next, our home has a 35' box-like architecture design. Our neighbor has a flat roof. We love our homes that were legally built. To have a design committee restrict this type of architecture must violate discrimination laws at the State or Federal level. It seems absurd to me to impose an opinion of aesthetic design as policy.

Finally, I support the dark sky movement. The issue as policy is enforceability and safety risks (and herein exposure to litigation). This too should not be in front of you for consideration as 851-25-000268-PLNG. This should be moving forward in community workshops to educate, inform, listen, and recommend the best community united pathway. I have no doubt that community groups like Oceanside Action Partnership would take this on with community support..

There are many other pitfalls that these legislative text amendments create, but in an effort to be brief and succinct I will leave it to others to voice their thoughts.

Thank you for your interest and efforts to hear the voice of the people.

Bruce Jaeger, 5372 Woodlawn St W, Oceanside, OR 97134

(503) 317-6150

Sarah Thompson

From: Sarah Heiner <sarahmayheiner@gmail.com>
Sent: Sunday, August 17, 2025 4:04 PM
To: Sarah Thompson
Subject: EXTERNAL: Revisions to Oceanside Land Use Codes

[**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,

My name is Sarah Heiner and my family and I have owned the property on 1320 Seaview Ave in Oceanside for over 20 years and the adjoining lot 1330 for 5+ years. I am unable to attend the Planning Commission meeting on Sept 11th but would like to share my views on the proposed changes. This is currently a second home but I plan to move to Oceanside full time in the next 3 years. I also plan to build on the adjoining lot so these changes would affect me.

1) Lighting Changes: I support these changes, provided that it is nuisance driven only. It is wonderful to look up on a clear night and see the stars and as an animal lover I know reducing light pollution can help with bird migrations and wildlife.

2) Calculation of Building Height Changes: I support these changes as anything that makes it easier to understand the better.

3) Maximum Building Height Changes: I support these changes as well, even knowing that it might create more box-like building construction (that is already happening). I understand this affects the "feel" of Oceanside, but I feel that lowering the overall heights of the buildings is in the best interests of most people. I also believe that individuals will be able to request a variance especially if their plans do not block anyone else.

Thank you and the Planning Commision for taking the time to review these changes.

Sincerely,

Sarah Heiner

Sarah Thompson

From: Leslie Kay <leskayvida@gmail.com>
Sent: Sunday, August 17, 2025 5:44 PM
To: Sarah Thompson
Subject: EXTERNAL: RE: written testimony re: revision to the Oceanside Land Use Codes on exterior lighting, calculations of building height , variance criteria, and maximum building height.

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

Dear Ms. Thompson and Tillamook County Planning Commission,

I listened to your initial public hearing on the proposed revisions to the Oceanside Land Use Code and I am writing for the first time to weigh in on these measures. I supported these proposed revisions in 2021 and support them now in 2025.

I was not a part of the work group that put these 2021 proposals together but I followed the work of the group as it progressed. Ultimately I voted in favor of all three of these proposed amendments aimed at maintaining the unique character and livability of Oceanside. The ONA made registered members of the association aware of this work group and I recall that there was ample opportunities to discuss these matters and contribute to the discussion. All were invited to vote and the final vote reflected the will of the community at the time.

I was perplexed why it took multiple years for the Tillamook County government to take up these proposed revisions. In the meantime there has been new interest in civic matters in Oceanside which is welcome. These new vocal voices are convinced that any changes to the code will make it more difficult to buy-sell-remodel-rebuild, etc. There is fear and suspicion about the motives of the original hard-working ONA committee and that this committee intentionally concealed the dubious claim that any change will burden property owners by bringing into play the non-conforming use doctrine.

My long time observation living in Oceanside which has been confirmed by your Director of Community Development is that variances are granted in almost 99% of requests. It is my understanding that it may be possible to grandfather in existing structures and that there are other means to allay the fears of homeowners and future homeowners.

Oceanside is a gem and a unique resource in Tillamook County that must be preserved for future generations. The out of scale new homes that are being approved particularly in the village area of Oceanside are jeopardizing the unique character of this area. At least some of these out of scale homes are taking advantage of loop holes in the building height calculation methodology that the proposed measure seeks to address.

I urge this body to approve these code changes and provide some clarity to homeowners concerned about how ANY code change will adversely affect their homes. If we shy away from sensible changes like the ones before you, Oceanside might resemble the sprawl of some of our other coastal communities and lose its unique character that all of us, for or against the proposed provisions, cherish.

Leslie Kay

1530 Hillcrest Ave
Oceanside, OR 97134

Sarah Thompson

From: Brad Atkinson <teamatkinson.ba@gmail.com>
Sent: Sunday, August 17, 2025 7:09 PM
To: Sarah Thompson
Cc: Rachel Atkinson
Subject: EXTERNAL: Opposition to Measure 56 and Inclusion of Radar Rd. in Oceanside Village

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

Dear Chair and Planning Commission Members,

My name is Brad Atkinson, and I am a property owner at 2635 Radar Rd. I am writing to let you know that I am very opposed to Measure 56 and to the proposed inclusion of Radar Rd. in the Oceanside Neighborhood Association (ONA) / Oceanside Village incorporation plan.

Specifically, I oppose:

Single-family home height reduction from 35ft to 30ft

- This change (proposed in Section 3.310 Residential Oceanside Zone) would create widespread non-conformance, financial loss, and undue burden on property owners. Existing homes could be classified as non-conforming, driving unnecessary costs in repairs, permits, or even forced alterations.

Variance request modifications

- Weakening the variance process undermines homeowner flexibility,
- creates regulatory uncertainty, and empowers a small group's aesthetic preferences over broader property rights.
- The added oversight and constraints would deter improvements and innovation, fostering development stagnation rather than careful, thoughtful growth.

Granting ONA powers over property owners

- The ONA was created by county order to provide advisory input, not to govern. Expanding its authority sets a dangerous precedent that could extend beyond Oceanside, eroding protections for homeowners across Tillamook County.

Inclusion of Radar Rd. in the Oceanside Village proposal

- Our community has consistently opposed incorporation, including our street disregards clear neighborhood feedback. We did not provide consent, nor do we accept the increased taxes, fees, and regulatory complexity that incorporation would bring.

Requested Action

- Remove Radar Rd. (including 2635 Radar Rd.) from the Oceanside Village incorporation boundaries.
- Reject Measure 56 and its associated zoning/land use proposals.
- Formally record my opposition in the public record and confirm receipt of this request.

Thank you for considering the concerns of Radar Rd. residents. These measures represent overreach, threaten property rights, and impose costs without meaningful benefit to our community.

Sincerely,

Brad Atkinson

Property Owner, 2635 Radar Rd.

teamatkinson.ba@gmail.com | 832-285-4383

Sarah Thompson

From: reos neabay.com <reos@neabay.com>
Sent: Monday, August 18, 2025 8:08 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside building heighth proposed change :NO

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

Ms. Thompson:

Please understand that we DO NOT WANT a change in Building Height restriction changed from 35 feet to 30. We are at 3090 Maxwell MT road. We have 2 plus acres of land where we were originally RURAL TILLAMOOK COUNTY and we have been forced into all this nonsense of Oceanside Development District, and now the imaginary "Village" Concept. We built a house base on the 35 ft height rule the county has. ONA does not represent the majority of residents in the greater community. I would say that changes in Height restrictions that make many homes de facto non-conforming represent future devaluation of property values and possible tort actions for remedy.

Thank you for your attention in these regards.

Dr. Robert Sullivan
3090 Maxwell Mt. Rd.
Oceanside Or 97134

Sarah Thompson

From: Tamara Vanderpool <tamvan@msn.com>
Sent: Monday, August 18, 2025 8:25 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside land use

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

I am a resident of Oceanside. Back in 2021 I participated in the voting to create some critically needed changes to the land use code in my neighborhood. I am fully convinced that reasonable codified limitations on building height and exterior lighting will help sustain the character of Oceanside village. ONA thoughtfully considered many facets of the issues confronting the village and made an exhaustive attempt to listen to concerned citizens and make the best proposals possible. I continue to believe that the votes were counted fairly and that the whole community had a voice in making decisions. I believe that a small contingent of naysayers should not be able to undo the hours of meetings, research and discussion that were selflessly conducted by members of the community. Thank you for your consideration.

Tamara Vanderpool

Sent from my iPhone

Sarah Thompson

From: John <bktail@comcast.net>
Sent: Monday, August 18, 2025 9:08 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside zone amendments

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Hi Sarah,

I have a family house in Oceanside since 1970. I am opposed to any zone change amendments to Oceanside.

Thanks, Cham Family

Get [Outlook for iOS](#)

Sarah Thompson

From: len chaitin <eljayinv@gmail.com>
Sent: Monday, August 18, 2025 9:48 AM
To: Sarah Thompson
Subject: EXTERNAL: changes

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Hello

I am a permanent resident of Oceanside. I moved here 20 years ago.

It is my understanding that you are considering three legislative text amendments to the land use code. I urge you to vote no to each of the three proposals regarding light and height.

Some weeks ago ONA held a vote as to the wishes of Oceanside on these, among other considerations, at which time we overwhelmingly voted against. How many times must we say NO?

Thank you for your consideration.

Len Chaitin

Sarah Thompson

From: Mandy Mock <mandy.j.mock@gmail.com>
Sent: Monday, August 18, 2025 3:23 PM
To: Sarah Thompson
Subject: EXTERNAL: Proposals for Oceanside

[**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,

I'd like to give input on the proposed changes for Oceanside zoning.

I strongly support the new regulations for downward lights and the change in building height calculations. Those will have positive impacts on the community and surrounding wildlife. However, I strongly oppose the building height restriction of 30 ft. In my opinion, this will result in more people trying to build blockly, rectangular structures in order to get 3 stories within the 30 ft limit. This is exactly the opposite of what the community is trying to achieve - the community wants fewer blocky style houses.

Thank you for listening.
Mandy

Sarah Thompson

From: G CD <gchunded@gmail.com>
Sent: Monday, August 18, 2025 7:29 PM
To: Sarah Thompson
Subject: EXTERNAL: August 14, 2025 -Request for Public Input
Attachments: Tillamook County Planning Commission - 8-14-25 Meeting Public Input.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.]

Dear Sarah~

Please find attached our response to the Planning Commission's request for additional public input on the August 14, 2025 Agenda Issues.

Thank you for your assistance and let me know if there is any additional information you may need.

Best -- Gail Chun-DeDuonni

August 18, 2025

Tillamook County Planning Commission
via email: Sarah.thompson@tillamookcounty.gov

Subject: August 14, 2025 Request for Public Input - Proposed Language Changes to the Residential Oceanside (ROS) Zone of the Tillamook County Land Use Ordinance (TCLUO)

Dear Planning Commission Members:

As evidenced by the public and written testimony presented to the Commission at the August 14, 2025 meeting, there exists a significant disconnect between the Oceanside Neighborhood Association (ONA) and the constituency they are mandated to represent.

ONA bylaws state:

The Oceanside Neighborhood Association (ONA) is a group of citizens...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.

ONA has failed to provide for effective citizen involvement and participation. Its decision to put forth decisions based on an October 2, 2021 vote (89 participants) rather than provide for a review and validation of those decisions at their May 18, 2025 meeting (165 participants) denies "the opportunity for all citizens to be involved in all phases of the planning process". In addition, the discussion and subsequent decision at the October 2, 2021 meeting to forward an amendment to "reduce the maximum building height from 35-feet (existing) to 30-feet" for residences was made without due consideration of the logistical and financial impact to those residents whose homes would be made non-conforming by the change.

I respectfully request that the Commission suspend a positive decision on items #851-25-000262, 000268, 000269, 000270-PLNG solely based on ONA's 2021 vote. In addition, it seems prudent that a vetting and disclosure of the potential financial impact to Oceanside home and property owners as well as anticipated legal issues and financial impact to the County be addressed.

Thank you for your consideration.


Gail Chun-DeDuonni


Gerald DeDuonni

1065 Hillsdale St. W. – Oceanside, Oregon

Sarah Thompson

From: Jerry Keene <jerrykeene1@gmail.com>
Sent: Wednesday, August 20, 2025 11:19 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside Legislative Text Amendments #851-25-000262-PLNG; #851-25-000268-PLNG; #851-25-000269-PLNG; #851-25-000270-PLNG; #851-25-000271-PLNG
Attachments: 08.20.2025 Letter to Planning Comm.docx

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Please accept the attached letter as public comment for the above-referenced matters.

Thank you!

Jerry Keene

August 20, 2025
by email

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 Planning Commission Members:

At the August 14, hearing, I testified that those ONA members who opposed the height reduction measure had never submitted a “motion for reconsideration” of the position adopted by the ONA membership in 2021. In response, Yuriy Chanba has pointed to the petition he submitted in early May 2025 (4 years later) challenging the original vote itself and demanding that it be conducted again (a “re-vote”). Those are two very different matters, and I stand by my statement based on the following.

To reconsider or take a different position from that validly approved by the membership in 2021, ONA Board would have been obligated to follow the same procedure that was used to adopt the original position – or any position. The President would need to assign the issue to committee, which would then be required to take public input and formulate a recommendation to the membership, which in turn would be scheduled for a membership vote after proper notice. That is not what Mr. Chanba’s petition sought.

Instead, the petition demanded that the ONA Board immediately repeat the membership vote that had already been conducted without objection four years earlier. Importantly, it did not challenge the validity of the original committee process, the vote count or the credentials of those who voted. It merely objected to its outcome, arguing that the passage of time and additional arguments would change the result. That is not an adequate basis for nullifying and re-enacting a validly conducted election that stood unchallenged for four years. The Planning Commission would not conduct such a “re-vote” on a recommendation that was properly forwarded to the BOCC and then tabled for four years – or at least not without additional hearings and due process.

The timing of these events is also relevant. The ZAPR committee had been meeting for over a year by the time Mr. Chanba and his group raised this issue and submitted his petition in early May 2025. This was only weeks before the deadline Director Absher had imposed for completing all work. Rather than withdraw the building height measure for

more committee meetings and a new vote, the ZAPR committee heeded Director Absher's advice that the Planning Commission would take fresh public input on the measure and factor it into its decision process. That is exactly what has occurred.

Respectfully,

Jerry Keene, Past ONA President and ZAPR Member
1800 Maxwell Mountain Road

Sarah Thompson

From: JANE SANDQUIST <turtlejane@mac.com>
Sent: Wednesday, August 20, 2025 1:58 PM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside

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My husband and I live in Oceanside village and are deeply saddened by new structures which block views of homes that have been here for decades. They do not fit into the character or spirit of the village community and it decreases the beauty and uniqueness of this quaint little village.

I realize that folks living in totally different parts of Oceanside who are removed from the village itself may not realize how it is impacting the folks who live in the heart of the village. No one will be harmed by conforming to the suggestions as proposed in the "2021 ONA Proposal" to reduce building height in both the residential and commercial areas of Ocean. Beautiful homes may still be built without negatively affecting others who live in the village.

Please show us that you DO care for the folks in the Oceanside village and value their opinions and consider adopting these proposals.

Thank you.

Jane Sandquist
1685 Maxwell Mt. Rd.
Oceanside

"I do not intend to tiptoe through life to arrive safely at death."
— M.M. Gavillet

Sarah Thompson

From: Arielle Olson <ariellenolson@me.com>
Sent: Wednesday, August 20, 2025 2:18 PM
To: Sarah Thompson
Cc: Arielle Olson
Subject: EXTERNAL: Oceanside proposed revisions to land use

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

Dear Ms. Thompson and Tillamook County Planning Commission,

I want to voice our approval of the proposed revisions to the Land Use Code here in Oceanside. My husband and I have owned our property here for 30 years. We love Oceanside, and we want to see its unusual character preserved, not only for us, but for all who come hereafter.

The Oceanside Neighborhood Association committee, which made the proposals, deserves our support. It saddens me to see such vitriol from a small but vocal group which opposes the changes. Unfortunately those who are negative are more likely to write to you than those who are positive. So we want to be added to the list of Oceansiders approving the revisions.

Thank you for your consideration. Take care,

Arielle and Clarence Olson
2020 Maxwell Mountain Road
Oceanside, OR 97134

Sarah Thompson

From: Paul Brey <pbrey1@gmail.com>
Sent: Wednesday, August 20, 2025 2:38 PM
To: Sarah Thompson
Subject: EXTERNAL: 2021 Oceanside Neighborhood Association (ONA) Proposals

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Dear Planning Commission Members, the purpose of this note is to express:

- . My support for adoption of "dark sky" type lighting standards for Oceanside, as proposed in 2021. That proposal also allowed a reasonable time period for existing properties to become compliant.
- . I do not support any reductions in the maximum building height allowed. It is unreasonable to impose new restrictions upon future construction, when heights to 35 ft have been allowed for years.

It is unfortunate that the ONA blocked a request from community members to allow a revote on the 2021 proposals at their June 2025 meeting (as requested via a petition signed by many ONA voting members).

Thank you for your consideration,
Paul and Peggy Brey
Property Owners: 1065 SeaCliff Terrace
Pbrey1@gmail.com

Sarah Thompson

From: J Waterman <jadewaterman@gmail.com>
Sent: Thursday, August 21, 2025 10:34 AM
To: Sarah Thompson
Subject: EXTERNAL: Continued Testimony Opposing Oceanside ROS Height Reduction
Attachments: Jade Waterman_Oceanside_Tillamook County.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,

I would like to send the letter to the Tillamook County Planning Commission. These are my concerns and testimony for the proposed Oceanside height changes being heard through continuance in September 2025.

Also, do you know if the board is reading these letters before the meeting? They seemed surprised by the number of people who spoke out against this change, and what was shared. Thanks!

Thanks!
Good Things,
Jade Waterman
480-430-5233

To: Sarah Thompson
Tillamook County Planning Commission
sarah.thompson@tillamookcounty.gov

Subject: Continued Testimony Opposing Oceanside ROS Height Reduction

Dear Planning Commission Members,

I am writing again to express my strong and ongoing opposition to the proposed reduction in building height in the Oceanside Residential (ROS) zone from 35 feet to 30 feet. My concerns have only deepened since the last hearing, particularly with how this proposal originated.

The Oceanside Neighborhood Association (ONA) board pushed this change based on a 2021 vote conducted by a small subset of residents. Their refusal to hold a revote on the height reduction, despite community requests and their willingness to vote on numerous other matters, is troubling. I've lost confidence in ONA's ability to represent the full and current will of the community in an unbiased and equitable way.

The 2021 vote also failed to adequately communicate the potential consequences of this change, most notably, the risk of regulatory "taking." A shift of this magnitude affects more than just height; it impacts homeowners' property rights, investment plans, and long-term financial stability.

This proposal could have far-reaching consequences for homeowners and future development in the area. Among the most concerning potential impacts are:

- Increased renovation and repair costs due to additional permit review requirements.
- Higher financing and insurance premiums due to "non-conforming" status.
- Significant restrictions on expansion, alterations, and high-cost repairs for both current and future owners.
- Decreased market value of affected properties, making them less attractive to future buyers and limiting resale options.
- Increased risk of costly appeals and legal disputes between homeowners and the County over non-conformance determinations.

Critically, this change would also work against the County's broader housing goals. Limiting height restricts housing flexibility and significantly reduces the potential for middle housing, such as duplexes, triplexes, and other multi-unit developments. These building types are essential to improving housing supply and affordability. A 30-foot limit makes it infeasible to pursue such projects, especially in a community with steep slopes and topographic variation.

Furthermore, during the recent hearing, the County's own legal representative acknowledged that the legality of this proposed change, particularly in regard to potential regulatory "taking", is uncertain and could be vulnerable to legal challenge. If there is even a 50-50 chance that this change could result in unconstitutional taking, does the County truly want to assume that level of legal and financial risk? With potentially hundreds of affected property owners, the litigation and liability exposure could be substantial, especially when there is a simpler, less risky path: maintaining the current 35-foot standard already in place.

This isn't just a debate about aesthetics. It's a matter of economic fairness, housing equity, and responsible governance. I urge the Commission to reject the proposed change and support policies that reflect today's values and challenges, not outdated decisions made through a flawed and exclusionary process.

Thank you for your continued attention.

Sincerely,

Jade Waterman

1355 Sunset Ave
Tillamook, OR 97141
jadewaterman@gmail.com

Sarah Thompson

From: Platinum Select Realty <platinumselectrealty@gmail.com>
Sent: Thursday, August 21, 2025 10:35 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside height reduction
Attachments: Melanie Siegel_Oceanside_County Letter.pdf

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Please see the attached letter. Please confirm receipt. Thank you!
-Melanie

To: Sarah Thompson

Tillamook County Planning Commission

Email: sarah.thompson@tillamookcounty.gov

Subject: Continued Testimony Opposing Oceanside ROS Height Reduction

Dear Planning Commission Members,

I am writing again to express my continued and firm opposition to the proposed reduction of the building height limit from 35 feet to 30 feet in the Oceanside Residential (ROS) zone.

My partner and I purchased our home in Oceanside in 2024 with full knowledge of the existing 35-foot building height restriction. That regulation was an essential part of our decision to buy, as we intended to remodel and potentially build up in the future. We even paid to fly a drone at 25, 30, and 35 feet to understand the visual and environmental impact at each height — a reflection of how seriously we've approached our planning.

Changing the rules now would directly interfere with our rights as property owners and constitute an unjust and unconstitutional taking. This isn't just about aesthetics or neighborhood character; it's about removing an essential use of land that we purchased under the reasonable assumption that existing zoning codes would be respected. We made significant financial decisions with those rules in mind.

Reducing the height limit would disproportionately harm owners of undeveloped or unbuilt lots, as it curtails design options and overall property value. It is especially problematic in a community with steep slopes where even minor changes in height restrictions can dramatically affect what's possible to build.

Furthermore, this proposal originated from a narrow vote conducted years ago without full transparency or equitable community engagement. It is not reflective of the broader will of Oceanside residents today. As recent voting clearly demonstrated, our community has overwhelmingly rejected similar restrictive changes, especially those that would result in non-conformance or loss of property rights.

I urge the Commission to respect the rights of current property owners and reject this proposed height reduction. We ask for a planning process that honors transparency, equity, and the foundational principles of property ownership.

Thank you for your continued attention.

Sincerely,

Melanie Siegel

1355 Sunset Ave

Tillamook, OR 97141

platinumselectrealty@gmail.com

Sarah Thompson

From: kathie Norris <knorris43@charter.net>
Sent: Thursday, August 21, 2025 12:56 PM
To: Sarah Thompson
Subject: EXTERNAL: 2021 ONA Proposal

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21 August 2025

To: The Tillamook Planning Commission
CC: The Tillamook County Commissioners

Four years ago, the Oceanside Neighborhood Association membership voted to reduce the maximum building height from 35 feet to 30 feet (averaging all walls) and reform the height calculation formula to prevent manipulation. The move was prompted by a desire to prevent more 35-foot hotels on Pacific Avenue like the 3 Arch Inn ("Anchor Tavern") and to discourage more 4 and 5-story houses in the Village. The ONA also endorsed a "dark skies" exterior lighting measure.

The county was not able to schedule our proposals for Planning Commission hearings for four years. While we waited, two large hotel proposals came and went, and another looming home appeared in the heart of the Village.

When the county finally presented our proposals to the Planning Commission this month, the Commissioners expressed concern at the county's 4-year delay and expressed an interest in additional, current public input. Now a group of property owners from South Oceanside who do not share these concerns are coordinating a mail campaign urging the Commissioners to reject the proposals.

I am very concerned over these building trends and strongly support the "2021 ONA Proposal" to reduce building height in both the residential and commercial areas of Oceanside, as well as the proposed change in how building height is calculated and the proposed rules for exterior lighting.

Respectfully,
Kathryn S. Norris
Oceanside

Sarah Thompson

From: Yuriy Chanba <ychanba@gmail.com>
Sent: Friday, August 22, 2025 11:32 AM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Public testimony for September 11, Oceanside zoning changes

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Hi, Sarah.

Please include the following testimony in the Planning Commission packet for the September 11 hearing on proposed zoning changes in Oceanside.

Sincerely,

Yuriy Chanba

Dear Commissioners,

I have provided a testimony at the first hearing on August 14 asking you to reject ONA proposal for maximum building height reduction from the current 35-feet to 30-feet. I would like to submit clarification to the question asked by one of the Commissioners concerning year 2021 vs 2025 voting results (#1 below), as well as provide additional testimony on topics not previously covered.

1. **ONA vote on May 18, 2025: voting item NO. 6b results - YES:43, NO:111**

The voting result is indicative of Oceansiders' current negative attitude towards non-conformance.

After 2021 proposed 35 to 30-feet height reduction, the item 6b was second most restrictive proposed change, requiring houses to have roof slopes with a minimum 4/12 pitch. Were the change enacted, a small number of properties in Oceanside would be declared non-conforming due to the "flat" roofs. 3-story houses outnumber those with flat roofs by a significant margin. Were we allowed to vote on height reduction, the outcome would be a resounding "No".

2. **Request for a new vote was officially made at least twice to the ONA President; both were rejected**

Delivering rebuttal statement at the August 14, 2025 hearing, former ONA President stated that no official request for a new vote was received by ONA Board. The first request (please, see the copy below), accompanied by 65 Oceansiders' signatures, was made on May 6, 2025, prior to the ONA vote on May 18, 2025, on a dozen proposed zoning changes.

The second request, to the newly elected ONA President, was made on August 17, 2025 and was too rejected.

May 6, 2025

Yuriy Chanba
5378 Woodlawn St
Oceanside, OR

To

Terry Warren, Oceanside Neighborhood Association (ONA) President
Thomas Kemper, Zoning and Plan Review Committee Chair
CC: Sarah Absher, Tillamook County Director of Community Development

Subject: Request for Acceptance of Petition and introduction of an ONA Membership vote on height reduction

Dear Terry and Tom,

I hope this letter finds you well. I am writing to formally submit a petition on behalf of Oceansiders who would appreciate a chance to vote on the height reduction proposal the ZAPR Committee adopted on April 21, 2025 bypassing ONA's current Membership vote. I respectfully request that the ONA Board and ZAPR Committee consider and accept this petition for review and discussion.

The 35ft to 30ft height reduction for single family homes is a significant zoning change that negatively affects many families in Oceanside, due to the creation of a non-conforming status for many properties and potentially unconstitutional taking for the owners of undeveloped lots.

The petition addresses Oceansiders' concerns that ZAPR Committee made the decision to include height reduction proposal for single family housing based on a closed, in-committee vote, in opposition to the feedback provided by Oceansiders during ZAPR committee meetings and without our current ONA Membership vote. ZAPR Committee argument for inclusion was an ONA vote 4 years ago on October 2, 2021 by 88 Oceansiders, with 55 ONA Members voting for it, and 33 - against.

However, ONA Membership today is very different from ONA in October of 2021, both in numbers and in composition. For comparison, ONA Membership today stands at over 460 strong.

Moreover, Oceansiders today are much better educated in the ill effects of a non-conforming property status. ONA official minutes from October 2, 2021 meeting reflect no discussion of non-conformity and unconstitutional taking.

Owners of 65 Oceanside properties put their names behind this petition asking ONA Board to allow the height reduction vote by ONA general Membership on May 18, 2025. Enclosed please

find the petition language, list of Oceansiders in support of the petition and a few comments by the petitioners.

I trust that you will give due attention to this matter and allow for a fair and timely consideration.

Thank you for your time and efforts to make the process more inclusive.

Sincerely,

Yuriy Chanba

3. Oceansiders do not trust the ONA Board to represent the community. ONA Board is clearly aware of this per the ONA Board meeting minutes from July 28, 2025.

At the very first meeting conducted by the "new" ONA President (and former member of the Oceanside Zoning and Planning Review Committee), the ONA President introduced a special Agenda item - "Rebuilding trust within Oceanside Community", because "*a lot of people are feeling alienated from the ONA*".

Incredibly, the President proposed to invite an outside mediator to rebuild the relationship between the community and the ONA Board. The (incumbent) ONA Vice President responded "*A mediator is a reasonable way to pursue that.*" The (incumbent) ONA Treasurer responded "*A mediator is a great idea.*"

If a public Board, by its own recognition, needs a mediator to re-establish trust with the very same community it must serve, there is no fidelity the Board represents the community.

4. Land use attorney's vs. retired workers compensation attorney's interpretation. Please, choose experience and currency.

Changes to existing zoning can lead to serious legal consequences for both the community and for the County.

Reeve Kerns PC was retained by the County to identify potential problems from the legal standpoint. The firm has extensive experience with the Land Use law. Daniel Kerns, Land Use Counsel and current Oregon State Bar Member, provided the opinion highlighting many such problems. Daniel Kerns has no conflict of interest on this matter.

On the other hand, Jerry Keene, former ONA President, the architect of the 2021 height reduction proposal, offered his interpretation of the law indicating that no problems existed. The former ONA President is an accomplished attorney. However, his specialty was workers compensation

law, he is not active member of the Oregon State Bar and thus is not allowed to practice law in Oregon, and he retired over a decade ago. Plus, his opinion is extremely biased.

Given two conflicting legal opinions, I hope the Committee relies on the opinion by the party that is objective, legally current, and has experience in relevant law.

Thank you very much for the work you do, and all the hours you put into this hearing.

Respectfully,

Yuriy Chanba
5378 Woodlawn Street
Oceanside, OR

Sarah Thompson

From: Evgenia Karpenko <karpenko.evgenia@gmail.com>
Sent: Friday, August 22, 2025 11:51 AM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Testimony against the building height restriction proposal for September 11, 2025

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

Dear Commissioners,

I am writing to **oppose the proposed building height restrictions** for Oceanside unincorporated area brought forward by the Oceanside Neighborhood Association (ONA).

We have owned our house at 5378 Woodlawn Street West in Oceanside since 2016. For years our family spent most weekends and school holidays here. During Covid, once the world moved to remote work and study, we spent a lot more time in Oceanside and transitioned to being full time residents in 2022.

ONA is intended to be a voice of the community in front of the county. We had not even heard about ONA until December 2021 when they made a motion for Oceanside incorporation, which was apparently two months **after** ONA voted for building height restriction. To represent the community, one would need to earn community trust by communicating effectively and sharing complete and accurate information.

Lack of communications

Former ONA President Jerry Keen stated during the last hearing in front of the Commissioners that ONA had sent many communications on this subject - by email. This may be so; however, one has to be on the email distribution list to receive the communications. And how would one know to sign up? We certainly did not know. I would like you to ask ONA what efforts were made to compile and validate the mailing list. How many Oceanside property owners were missing from this list? Perhaps the fact that one of the Commissioners residing in Neskowin is apparently on this mailing list, for reasons unknown to him, further speaks to the quality of the list.

Public records contain the mailing address of the property owner. The contact information is available to those who want to make an effort to reach out. ONA could have sent postcard advising of the proposed property restrictions but chose not to do so. **ONA's failure to communicate to property owners deprived us of the opportunity to learn about this major development and stripped of the right to vote in 2021 on a matter that negatively impacts our property.**

Lack of proper disclosures

It was not till 2025 when the proposed building heights restrictions were brought up again. It quickly came to light that non-conformance resulting from the newly proposed building height restrictions had not been addressed in 2021, even with the small group of ONA members who got to participate in the vote in 2021. There was no mention of non-conformance status, no explanation of the impact it would bring, namely financial and administrative burden from additional permits, increased insurance costs, drop in the property market value. Had the disclosure been done timely and properly, the votes likely would have turned out very differently in 2021.

Perhaps the omission was intentional, to sway the votes in the direction the OAN board wanted then to go. Or perhaps it was due to the lack of understanding of the issue by the OAN board? In either case it is unacceptable for a public board to operate in this way.

Lack of trust

It is unfortunate that the ONA board has not been operating with inclusivity, clarity and transparency. As a result, it lost the trust of the Oceanside community. The new board president recently suggested to engage an outside mediator to repair the relationship between ONA and the community. ONA does not represent Oceanside. They are pushing the agenda of a select few and silencing the voices that dare to disagree. **The building height reduction proposal does not have community support and should not be presented as such by ONA.**

I trust the Commissioners will take their time to read and listen to the testimonies and use their unbiased judgement to see this proposal for what it is - a small number of people pushing their agenda without regard to the interest of the whole community. I hope the Commissioners will use the power entrusted to them by the people of Tillamook county to do the right thing by **rejecting the building height reduction proposal.**

Regards,

Evgenia Karpenko
5378 Woodlawn Street West
Oceanside, OR

Sarah Thompson

From: Mary Lourdes Young <marylourdesyoung@gmail.com>
Sent: Friday, August 22, 2025 1:47 PM
To: Sarah Thompson
Subject: EXTERNAL: support for the 2021 ONA Proposal Oceanside

[**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,

As a homeowner in Oceanside we are reaching out in support of the 2021 ONA proposal.

We reside in the village, our home sits between Maxwell Mountain Road and Rosenberg Loop. We have been tremendously affected by the building of a huge three-story big box house on Rosenberg as well as exterior (and interior!) lighting from all the short term rentals that surround us with renters that leave lights on 24/7 365 days a year.

We want our village to maintain its charm and livability.

We support :

1. Reducing the height limit on non-oceanfront lots from 35' to 30'
2. Changing how building height is calculated on sloped lots
3. Adding stricter requirements for variance requests
4. Introducing exterior lighting standards in line with "dark sky" goals

Thank you,

Mary Lourdes and Steve Young

Sarah Thompson

From: Laura Shown <shown7972@comcast.net>
Sent: Friday, August 22, 2025 4:24 PM
To: Sarah Thompson
Subject: EXTERNAL: Lighting in Oceanside

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

Dear Ms. Thompson,

My family has been fortunate enough to have a small vacation house in Oceanside since 1974. Needless to say, many changes have occurred in that very special community some of which are good and some bad—in my opinion. I am often shocked to see the huge buildings that have been allowed by the county, buildings that are entirely out of character in a small beach “village,” but that’s another email.

The horse is out of the barn, so to speak, on development in Oceanside, so it seems to me that any measures that retain the livability and aesthetics of Oceanside should be taken. One such measure is to address the light pollution. It was not that many years ago that I could go outside at night and actually see stars. Now street lights and residential lights render night sky viewing impossible.

I assume that street lights are here to stay although I remember how lovely the darkness was before their installation. I must admit, however, that they improve safety. It’s the residential lighting that must be addressed. The Oceanside proposal for community lighting standards suggests that “All outdoor lighting fixtures should be motion actuated whenever possible.” This would go a long way in eliminating unnecessary light pollution but would not infringe on homeowners’ attempts to discourage crime.

The proposed standards also suggest that outdoor lights be angled downward to prevent light from “trespassing” on others’ property. That, too, would go a long way to improve the visibility of the night skies and to prevent “disrupting our sleep” which is also a goal of the proposal. Oceanside is a small community, people live close to one another, and while I’d like to think that people would use their common sense in considering their neighbors, that is not always the case, so rules must be established and followed.

Last but by no means least, the proposal is intended to mitigate the negative impact on wildlife as we humans continue to encroach on their habitat. Oceanside is supposed to be a seabird sanctuary yet we do far too little to protect our birds. I don’t suppose we’ll ever outlaw blasting them every 4th of July, but couldn’t we at least cut down on the light pollution that disrupts their home year round?

Thank you for reading my input. I hope the Planning Commission will accept ONA’s proposal for revised lighting standards as well as the revisions to building heights and variance criteria. I want Oceanside to retain its livability and charm.

Sincerely,

Laura Shown
3150 SE Lewis Ct.
Troutdale, OR 97060

Sarah Thompson

From: Kevin Faris <kevinfaris1@gmail.com>
Sent: Friday, August 22, 2025 10:13 PM
To: Sarah Thompson
Subject: EXTERNAL: Strongly Support ONA 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.]

Dear Tillamook County Commissioners & Sarah Thompson,

Strongly support the ONA Proposals noted below. As we sit in our home-1465 Sunset Ave/Aster., Oceanside Oregon (heart of the village and 2 blocks up from the Three Arch Inn) we have been engaged members of the Oceanside community & the Tillamook community for the past 32 years. We have participated in lots of committees & seen lots of change. We strongly support the proposed changes presented below by the ONA and we also hope we have the opportunity to vote yes in support of incorporate of Oceanside as a city.

In attending various ONA meetings over many years we have observed the hard work, preparation, commitment to doing what is good for the community, committed to long term stewardship of the community, due diligence of topics and the ability to consistently grow neighbors and property owners engagement at meetings, via Zoom or in creating committees to investigate and provide solid proposals. The ONA leadership and members are fabulous volunteers!

We see some groups come and go. We see some groups with either misinformation or an interest only in enhancing their self interests. ONA over the years has demonstrated the continuous improvement goals and actions to our community. To name of few projects that enhance our community:

1. The enhanced beach access path for people at the wayside-2+ year project with some delays & obstacles a wonderful, safe and impactful outcome for residents and visitors.
2. Trash receptacles in the wayside and various locations in the community. We have lots of visitors and need basic services to minimize the negative impact. Oregon Parks group would never place a trash receptacle in the wayside large enough to accomodate summer visitor volume.
3. 2 Porta Potties-Short Sands Beach & Symons State Park
4. Preparation & receipt of a grant for emergency preparedness.
5. 100 Year community celebration
6. Effort to incorporate our community

These are visible & practical positive enhancements to our Oceanside community and village. The people, livability, character, beauty, history and charm is what brought us to Oceanside 32 years ago.

But with time & more visitors we are seeing changes that need to be managed proactively to maintain the livability, charm & uniqueness of our community. We support growth & change, not closing the door because we are now here. However, since the Anchor Inn became the Three Arch Inn we have seen less oversight & management of building sizes. We see very large homes that impact their neighbors in a negative manner & detract from the community character, charm & history.

Please Vote to support the proposals below to enhance our community. Thank-You for your time, consideration & service to Tillamook County. It is a large and diverse area of responsibility that in many cases one size policies do not positively impact the many diverse communities in the county. Please vote to support the proposed ONA recommendations which have been researched with care & due diligence. Kevin and Lori Faris-1465 Sunset Ave., Oceanside Oregon

- Planning Action No. 1: Revisions Relating to Exterior Lighting
- Planning Action No. 2: Revisions Relating to Calculation of
Building Height and Variance Criteria
- Planning Action No. 3: Revisions Relating to Maximum Building
Height

Sarah Thompson

From: bartco58 <bartco58@comcast.net>
Sent: Saturday, August 23, 2025 7:20 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside building codes

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

Sarah,

My name is Brett Hardt, thank you for taking time to read this email.

I owe a home in Oceanside 1645 Rosenberg loop, this home has been in my family since 1966.

I am writing to you about the current building codes, or lack thereof, in the past few years (2-3), there have been several new homes built in the village area of Oceanside.

There doesn't seem to be any consistency with the new homes, and to me that takes away from what Oceanside is!

I am also concerned about the building height codes, my home is directly behind the old cabins and if they are remodeled it will completely block my view of the ocean!

Smaller units would be better for the look of Oceanside, and also not take away mine and my neighbors view.

Thank you for considering this!

Brett Hardt
1645 Rosenberg loop
Oceanside OR 97134

PO box 173
Oceanside OR
97134

Sarah Thompson

From: Cynthia Miller <cynthia.l.miller@icloud.com>
Sent: Saturday, August 23, 2025 5:17 PM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Public testimony for September 11, Oceanside zoning changes

[**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 and hoping you're having a great summer weekend! Please include my testimony below for the upcoming September 11 hearing on proposed zoning changes in Oceanside.

Best regards,
Cynthia Miller
Terrasea Neighborhood, Oceanside
Home: (503) 842-6702
Mobile: (503) 803-7651

Mailing Address
735 Ridgewood Road W
Tillamook, OR 97141

Thank you for your efforts as well as your continuing approach to include ALL of the Oceanside constituents.

Is the ZAPR committee representing Oceanside as a whole?

I do not feel that ZAPR represents the whole of Oceanside, but rather, a much smaller subset of the whole of the community. Especially as ZAPR has refused to honor opinions since the outdated 2021 ONA vote, including the requirement of a height reduction.

Do ONA voters feel like they are being heard?

The ONA has demonstrated a preference for opinions that reflect their own ... not of the people of the community. Another example is while the community overwhelmingly rejected the incorporation ballot, they are looking to have it on the ballot again, while even MORE ignoring the opinion of the Oceanside community. The ONA claims they are NOT connected to the efforts, even though all the members of the ONA board are actively working on incorporation efforts. I believe they will NOT bring it to the ONA members for a vote because they know they will not have sufficient support to pass the measure, but rather avoid that check point and go directly to the Commissioners.

ONA is clearly NOT interested in the whole of the communities' opinions and I do not believe they represent the whole of the membership. I would really like to see ONA **removed** as the designated citizen advisory committee completely!

Is the Non-Conforming issue relevant to ONA members and if so, how?

Speaking for myself, I can absolutely say that a change from 35 feet will impact my home, as well as its resale value, insurability as well as current insurance premium and any future potential claims against same.

How will the above changes affect ONA members if they are passed?

While I absolutely support Dark Sky I do not believe that mandating same as a county policy is the better option. It would be much better served to have community conversations, much as we do with the Oceanside Action Partnership (OAP) communications and meetings.

Sarah Thompson

From: Nicky Jaeger <nguyenjaeger2@gmail.com>
Sent: Saturday, August 23, 2025 6:28 PM
To: Sarah Thompson
Subject: EXTERNAL: Opposition to Proposed Amendments #851-25-000262-PLNG, #851-25-000269-PLNG, and #851-25-000270-PLNG

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Hi Sarah,

Please submit this testimony to the Planning Commissioners for their next meeting on September 11, 2025. Thank you so much. Nicky Jaeger

Dear Planning Commissioners,

I am writing to formally express my opposition to the proposed amendments regarding building height limitations in Oceanside:

- **#851-25-000262-PLNG** – Residential Building Height to 30 feet
- **#851-25-000269-PLNG** – Variance Request Modifications
- **#851-25-000270-PLNG** – Commercial Building Height to 30 feet

These proposals, introduced by the Oceanside Neighborhood Association (ONA), do not reflect my views as a resident and stakeholder in this community. In fact, during the May meeting, I voted against the passage of these amendments, along with other members. Unfortunately, despite the expressed opposition, these changes were pushed through. I am deeply concerned that ONA continues to present itself as representing the consensus of Oceanside residents, when in truth, many of us are firmly opposed.

The justification for these amendments appears to have originated from ONA's observation that Neahkahnie set a maximum residential height standard of 24 feet. However, simply because one neighboring community has imposed such standards does not make them appropriate or beneficial for Oceanside. Oceanside has its own unique character, history, and environmental considerations, which deserve careful, independent evaluation.

I urge you to reject these amendments for the following reasons:

1. **Community Character** – Reducing building heights in this manner undermines the ability of property owners to design homes that are both livable and compatible with the existing character of Oceanside. A 30-foot limit does not offer meaningful improvement over the existing 35-foot limit, but instead places unnecessary restrictions on thoughtful development.

2. **Fairness and Representation** – The amendments are being advanced under the guise of representing the community. Yet, the ONA does not speak for all residents, and in this case, failed to respect the outcome of member votes. It is essential that the Commissioners recognize that these proposals are not backed by broad community consensus.
3. **Economic Impact** – Restricting building height could have long-term consequences on property values and the vitality of local investment, particularly for those who have already made plans or investments based on the existing 35-foot standard. Sudden changes erode confidence and create inequities among property owners.
4. **Precedent** – Allowing these amendments to pass would set a precedent for further restrictions that are not supported by residents and could gradually erode the rights of property owners in Oceanside.

When Sarah Absner explained in 2021 that staffing shortages delayed bringing these matters forward, there was an expectation that the Planning Commission would receive a balanced and transparent presentation of community input. I want to make clear that ONA's position does not represent mine, and that these amendments do not reflect the best interests of Oceanside.

For these reasons, I respectfully ask that you **reject amendments #851-25-000262-PLNG, #851-25-000269-PLNG, and #851-25-000270-PLNG.**

Thank you for your time and careful consideration.

Respectfully,
Nicole Jaeger

Sarah Thompson

From: Stephen Leflar <thebluedoor1@gmail.com>
Sent: Sunday, August 24, 2025 11:14 AM
To: Sarah Thompson
Subject: EXTERNAL: Amendments proposed for Oceanside

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

We plead for you to adapt the Amendments proposed for Oceanside. They are not only sensible, but urgently needed. Oceanside is struggling to sustain the charming character that is such an asset to Tillamook County. But it's unique character will be lost without the new amendments.

Although there are many small property owners like us, it is tempting to defer to ambitious development plans and organizations that seek to capitalize on the charm of a small beach town like Oceanside. We bought our beach house at 1740 Portland Avenue when it was a wreck. It was originally a two car garage. When we bought it, we had to contend with the 3Rs: Rust, rot, and rodents. Without increasing it in size, we renovated it with friends and professionals in Tillamook County. We pay Tillamook County taxes and support the economy there in many ways. There has been a lot of infill since we bought it, including on both sides of our house. Much of the infill is opportunistic and not well integrated into the community. This type of activity not only degrades the very same community of which it takes advantage of, but it degrades a very special area in Tillamook County of which we should all be proud to defend. Please, please support the amendments below.

#851-25-000262-PLING

#851-25-000268-PLING

#851-25-000269-PLING

#851-25-000270-PLING

#851-25-000261-PLING

Thank you very much for your attention to this important matter.

Stephen and Mary Leflar
503 224 5557

www.OceansideBlueDoor.com
www.MaryReal.com
www.StephenLeflar.com

Sarah Thompson

From: Susan D. Miller <calandsuem@gmail.com>
Sent: Sunday, August 24, 2025 11:34 AM
To: Sarah Thompson
Subject: EXTERNAL: Planning commission meeting 9/11/2025 - building trends vote in Oceanside
Attachments: ONACounty Planning Commission vote 2025.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.]

Dear Sarah,

Please find my attached letter regarding the 2021 ONA Proposal to reduce building height in both the residential and commercial areas of Oceanside as well as the proposed rules for exterior lighting.

Thank your for your consideration in including this letter in order to forward a decision by the Tillamook County Planning Commission.

Sincerely,
Susan D. Miller
Oceanside, OR

As a property owner in unincorporated Oceanside for nearly forty years and a permanent resident for the past twenty years, I have seen many changes as the community has grown. Some changes were welcomed but many changes were not appreciated. The best thing to happen was the establishment of the Oceanside Neighborhood Association as a way to communicate with Tillamook County on land use planning issues affecting the community.

The worst thing to happen has continued to occur over time regarding the lack of a reasonable building height restriction. Some residents have had their view obliterated by 3 - 4 story structures that sailed through the process with apparently little oversight by the county. Examples are The Three Arch Inn, formerly The Anchor Tavern. Later, there have been several structures in the village alone that also apparently cleared the hurdles with no consideration for the tax paying property owners in Oceanside. These property owners' views, which they thought would remain and were part of the charm of the area, are no longer. With taller (3-4 story) units being built, the value of these charming original homes has probably decreased due to the lack of the original view. In the meantime, at least over the past 10-20 years, vacation rentals have taken over 1/3 of the village. Some newer developments have been built and many have HOA's that do not allow vacation rentals. I imagine vacation rental owners don't worry much about the lack of a view. It may not matter to them if their temporary tenants don't have the view the home once had.

ONA approved, by significant majorities after months of public discussion in 2021 - FOUR YEARS AGO - to lower the building height from 35' to 30'. There was also a different calculation method as well to determine this new height rule. In addition, a "dark skies" exterior lighting measure was endorsed.

FOUR YEARS have passed and the county can't seem to fit us in to their schedule to consider these proposals. This is totally unacceptable. In the meantime, a group of newcomers to Oceanside and/or residents who did not care to get involved FOUR YEARS ago suddenly believe the vote needs to be put before the ONA before going to the county AGAIN.

This could be another FOUR YEAR wait. The will of the people who originally supported these measures may now be overruled by those folks, many of whose views are not affected by the proposed changes. They don't seem to understand that their homes would be grandfathered in under the original rules until/ unless reconstruction takes place that would take the home to a larger, different footprint.

Therefore, I am imploring the planning commission to consider the measures supported by the Oceanside community FOUR YEARS ago. I respectfully request their approval of the suggested building height reduction, building height formula changes and the "dark skies" that were all approved by the Oceanside Neighborhood Association FOUR YEARS ago. Thank you for taking the time to read this.

Regards,
Susan Miller
1460 Alder Street
Oceanside, OR 97134

Sarah Thompson

From: John Pilmer <zangor7@gmail.com>
Sent: Sunday, August 24, 2025 6:45 PM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside zoning proposal testimony

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

I have been spending time in Oceanside my entire life. I am 73. For about 35 years we have spent over half of our time at a home we built in the first addition to Camelot Estates. We support building height restrictions for new construction with an exception for existing homes. We also support the lighting restrictions. This will protect the views of long term residents and the character of the neighborhoods.

We do not support incorporation as we feel the county has the expertise and resources to maintain roads and infrastructure.

Let us know if a different form of testimony is required.

Regards

John and Janelle Pilmer

Sent from my iPhone

Sarah Thompson

From: Dusty Trost <dustytrout@gmail.com>
Sent: Sunday, August 24, 2025 8:24 PM
To: Sarah Thompson
Subject: EXTERNAL: Written testimony for September 11th meeting (Oceanside land use)
Attachments: Letter to commissioners.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, please see my email below which I would like to be entered into testimony for the upcoming meeting on September 11th. I have attached the letter as well. Thanks, Dusty

Dear Commissioners,

I am writing in opposition to the proposed revisions to the Oceanside land use code, specifically the reduction in maximum building height from 35 feet to 30 feet, and the proposed expansion of requirements for variance requests.

Reducing the maximum building height from 35 feet to 30 feet will have an immediate and significant negative impact on property values in Oceanside. Many owners purchased their land with the understanding that they could build up to 35 feet, often planning three-story homes. A 30-foot limit would effectively eliminate the ability to build a full third story without resorting to flat or unnaturally low-pitched roofs. For many lots, this change would also prevent homes from achieving ocean views, an essential element built into the value of these properties at the time of purchase. Restricting heights in this way will diminish property values across the board, penalizing owners who made investments based on the existing code.

Further, adding additional requirements to the already burdensome variance process will only create confusion, delay, and additional cost for property owners. Introducing subjective or unclear criteria opens the door for disputes and allows outside groups to exert undue influence over what neighbors can do with their own property. We have already seen well-funded, well-organized contingencies attempt to impose their vision for Oceanside through incorporation efforts that were voted down. These proposed revisions feel like an indirect attempt to achieve those same restrictive ends.

It is important to note that restrictive land use regulations consistently correlate with reduced property values and slower investment. Limiting design flexibility, increasing regulatory hurdles, and adding uncertainty to the approval process sends a discouraging message to those who want to build or improve their properties. At a time when construction costs, permit fees, and financing challenges are already high, adding further limitations will only make it harder for families to achieve their goal of building a home in Oceanside.

Oceanside is not, and has never been, a gated community with an HOA, CC&Rs, or design review committee. It has always been under county oversight, which has preserved its unique charm and

character. Adding new restrictive rules to the land use code would fundamentally change this balance, to the detriment of property owners and the community as a whole.

I respectfully ask that you reject the proposed reduction in building heights and any additional variance requirements. The current land use code has served Oceanside well, and I believe it should remain as it stands today.

Sincerely,

Dusty Trost

--

Dusty Trost- Principal Broker
Rob Trost Real Estate, LLC
4785 Netarts Highway W
503-842-9090- office
503-801-2326- cell
503-842-9095- fax
dustytrost@gmail.com
www.RobTrost.com

Dear Commissioners,

I am writing in opposition to the proposed revisions to the Oceanside land use code, specifically the reduction in maximum building height from 35 feet to 30 feet, and the proposed expansion of requirements for variance requests.

Reducing the maximum building height from 35 feet to 30 feet will have an immediate and significant negative impact on property values in Oceanside. Many owners purchased their land with the understanding that they could build up to 35 feet, often planning three-story homes. A 30-foot limit would effectively eliminate the ability to build a full third story without resorting to flat or unnaturally low-pitched roofs. For many lots, this change would also prevent homes from achieving ocean views, an essential element built into the value of these properties at the time of purchase. Restricting heights in this way will diminish property values across the board, penalizing owners who made investments based on the existing code.

Further, adding additional requirements to the already burdensome variance process will only create confusion, delay, and additional cost for property owners. Introducing subjective or unclear criteria opens the door for disputes and allows outside groups to exert undue influence over what neighbors can do with their own property. We have already seen well-funded, well-organized contingencies attempt to impose their vision for Oceanside through incorporation efforts that were voted down. These proposed revisions feel like an indirect attempt to achieve those same restrictive ends.

It is important to note that restrictive land use regulations consistently correlate with reduced property values and slower investment. Limiting design flexibility, increasing regulatory hurdles, and adding uncertainty to the approval process sends a discouraging message to those who want to build or improve their properties. At a time when construction costs, permit fees, and financing challenges are already high, adding further limitations will only make it harder for families to achieve their goal of building a home in Oceanside.

Oceanside is not, and has never been, a gated community with an HOA, CC&Rs, or design review committee. It has always been under county oversight, which has preserved its unique charm and character. Adding new restrictive rules to the land use code would fundamentally change this balance, to the detriment of property owners and the community as a whole.

I respectfully ask that you reject the proposed reduction in building heights and any additional variance requirements. The current land use code has served Oceanside well, and I believe it should remain as it stands today.

Sincerely,

Dusty Trost

Sarah Thompson

From: Andrew Roberts <andrew@andrewdraws.com>
Sent: Sunday, August 24, 2025 9:14 PM
To: Sarah Thompson
Subject: EXTERNAL: Restricting Building heights in Oceanside Village - "2021 ONA Proposal"
(** Sorry! ... typo in address)

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

** Sorry! Resending. My address was incorrect.

Hello Ms. Thompson,

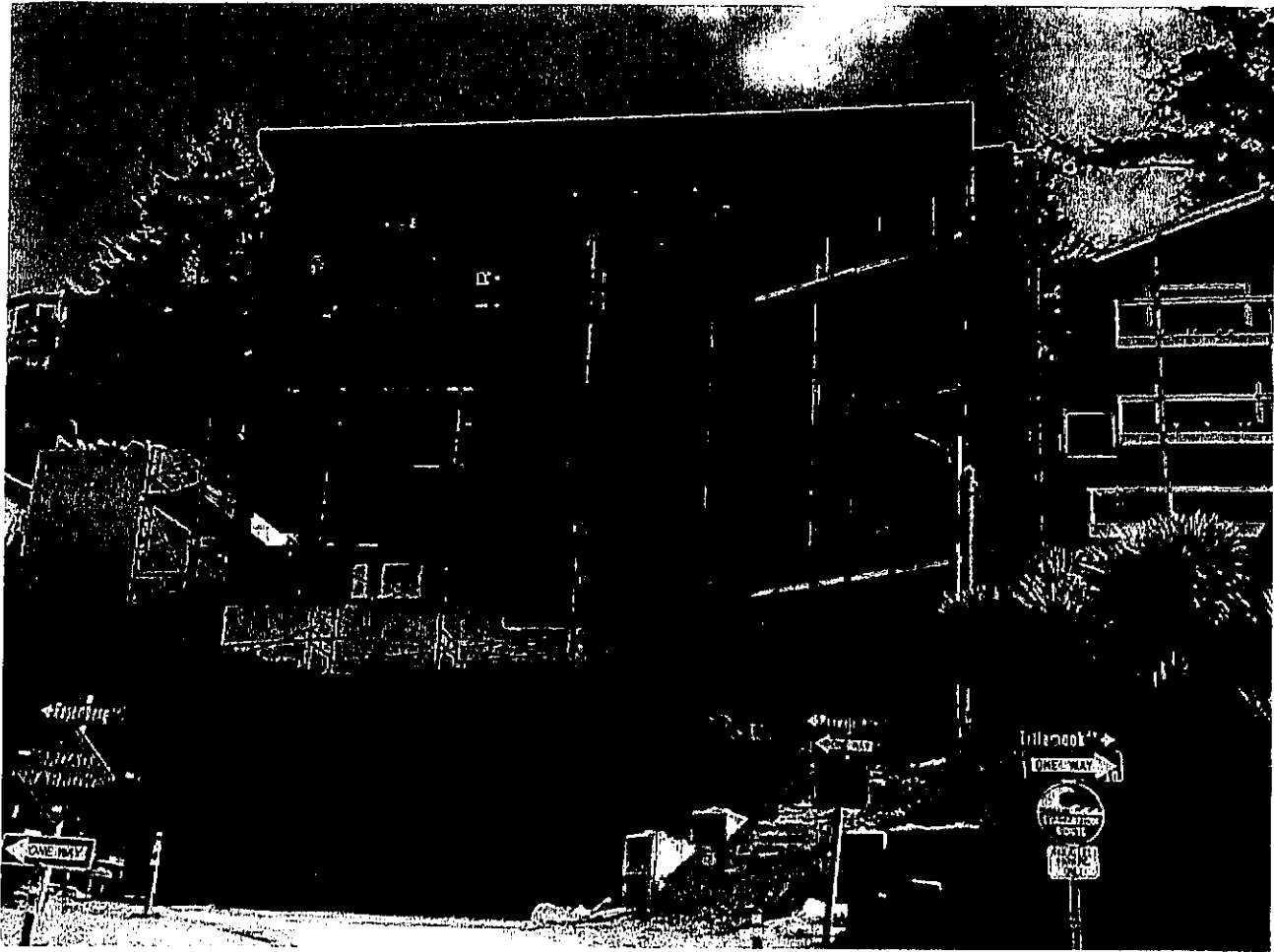
I'm Andrew Roberts, a registered voter in Tillamook County, and a part-time resident of Oceanside living at **1475 Alder Street**.

I am strongly opposed to the rampant and unregulated building that I've witnessed in Oceanside over the past five years.

Houses such as this one (see attached photo) are not only unsightly, but are also wasteful, intrude on neighboring houses views and privacy, and ruin the historic quality that makes Oregon's coastal towns such a vibrant and lucrative (for county coffers) destination.

I implore the Tillamook Planning Commission to consider the "2021 ONA Proposal" to reduce building height in both the residential and commercial areas of Oceanside, as well as the proposed rules for exterior lighting.

Thank you,
Andrew Roberts
503.752.6335



Sarah Thompson

From: kristin bye <kristin@kristinbye.com>
Sent: Sunday, August 24, 2025 9:25 PM
To: Sarah Thompson
Subject: EXTERNAL: Please revisit the 2021 ONA Proposal

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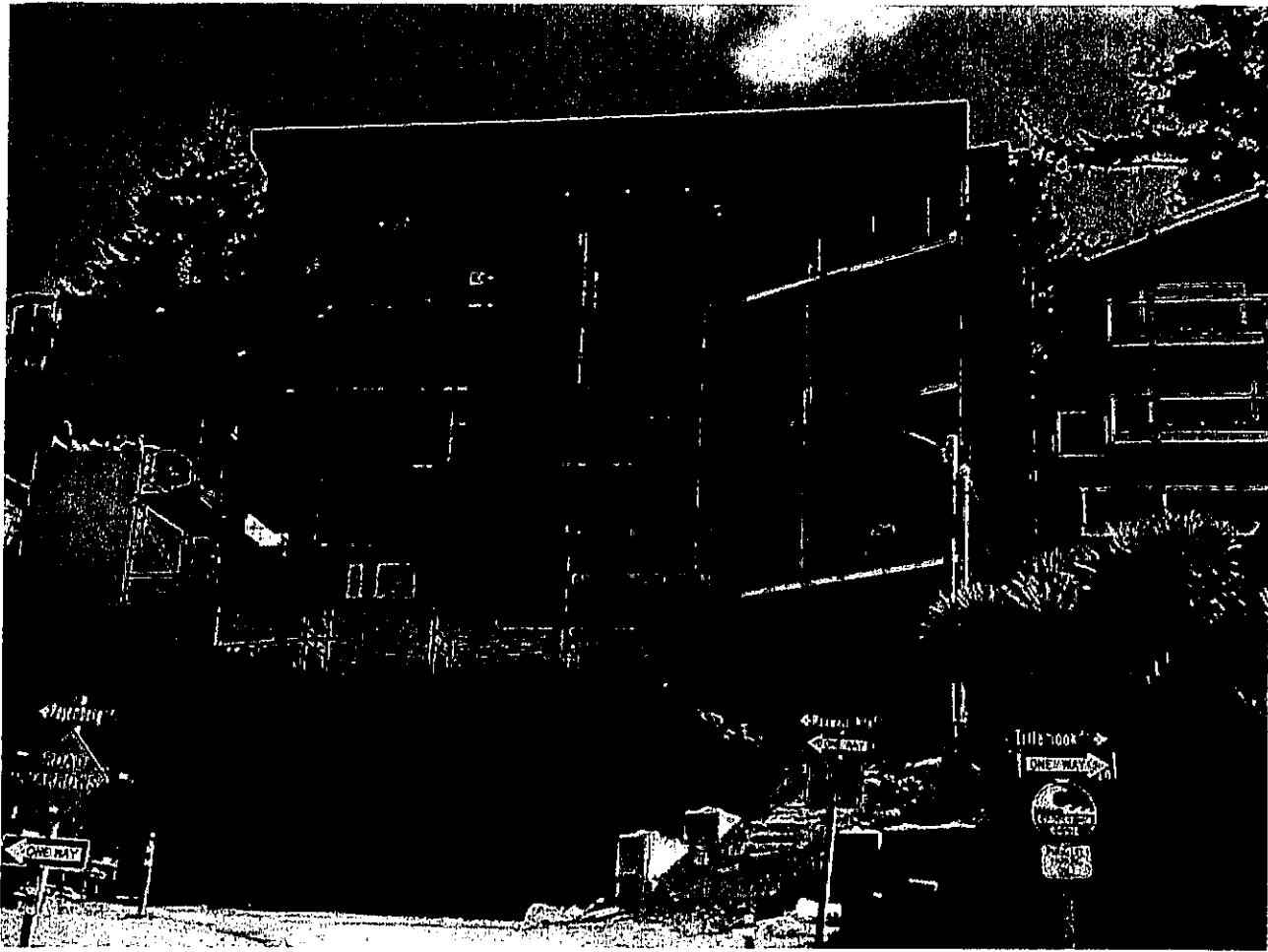
Hello Ms. Thompson,

I live at 1475 Alder Street in Oceanside and am extremely dismayed by the new construction taking place around the village.

Several of the newest arrivals (see attached) could be fairly described as “gargantuan”. In addition to being an eyesore, they are completely out-of-character with the low-key vibe that makes Oceanside such a desirable getaway for residents and tourists alike. These new constructions ruin views, take down trees and reduce privacy while leaving behind giant boxes that remain empty for the majority of the year. (Even without these mammoth structures, Oceanside can feel like a ghost town at certain times of the year due to the large number of rentals.)

I would like to request that the Tillamook Planning Commission consider the "2021 ONA Proposal" to reduce building height in both the residential and commercial areas of Oceanside, as well as the proposed rules for exterior lighting.

Thank you,
Kristin Bye



Sarah Thompson

From: Cathy H <vwcathy1959@yahoo.com>
Sent: Sunday, August 24, 2025 10:52 PM
To: Sarah Thompson
Cc: Husband Dan 🍷 Hendrix; Sarah Absher
Subject: EXTERNAL: Written Testimony/Public Comments - September 11, 2025 Tillamook Planning Commission 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.]

To the Planning Commission:

Our first comment has to do with the ZAPR committee and Sarah Absher's middle housing recommendations:

We would like to bring to your attention to a comment made by Jeff Mc Brayer, Fire Chief for Netarts-Oceanside Fire District, which he made at a previous ZAPR meeting. This comment was pretty much overlooked and ignored by staff and the ZAPR committee members.

The Chief stated that because of the topography and the roads and water and equipment resources available to him in the Oceanside community, that building any housing units with common walls (townhomes/cottage clusters and the like) in this area, he will be unable to protect these structures and the units will be lost should a fire occur. We feel this is an important observation made by a professional with many years of fire fighting experience and we urge you, the Planning Commission, take his comments seriously and talk to him about his thoughts and his desire to keep the community safe. One size does not fit all in this case.

In response to the Chief's remarks we do remember someone on the ZAPR committee stating you can build barriers between units to prevent fires from spreading between units. And that statement seemed to make it OK to move past the Chief's concerns and carry on as if nothing was said, putting the community in danger.

On a second matter:

We initially voted to reduce building heights, change the formula on how building heights are calculated and we supported the down lighting proposal as drafted by the ONA in 2021. We voted in favor of preserving the charming character of our area. We recently learned in 2025, that by reducing building heights and by changing the formula on calculating building height many people will be harmed when their property becomes "non-conforming."

It should be noted that the term non-conforming was never used by the ONA when developing the standards and we know the ONA leadership had good intentions at the time and didn't know of this consequence. They were striving to protect the community from being over developed by those people who have the money and resources to build monster homes and to prevent these same people from building homes in formats unbecoming and in aesthetic conflict with other homes in the general area.

Because we now know this is a "taking", we cannot support the building height reduction or the proposal changing on how building height is calculated. We do support the lighting standards but would prefer this to be an education campaign where guidelines are established and people voluntarily comply rather than managing a lighting enforcement program.

Thank you for your time.

Cathy and Dan Hendrix
1450 Tillamook Ave S
Oceanside OR 97134

Sarah Thompson

From: Jerry Palmer <jerrygpalmer@gmail.com>
Sent: Monday, August 25, 2025 9:59 AM
To: Sarah Thompson
Subject: EXTERNAL: Sept 11,2025 Planning Commission Hearing on Text Amendments submitted by ONA

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

August 25, 2025

To the Tillamook County Planning Commission

My wife and I have been full-time residents in Oceanside since 2001.

I am submitting my remarks today in opposition to any zoning, design or planning changes for Oceanside submitted by ONA and specifically, to the proposed reduction in allowable building height from 35 feet to 30 feet.

The reduction in allowable building height presents the possibility for existing homes to be classified as “non-conforming”. This has the potential to result in legal challenges that are time-consuming and expensive and will also reduce the home’s value. These same issues apply to undeveloped lots where property owners purchased lots under one set of rules and would then be limited to construction options of a different set of rules. The reduction in value for some properties could be significant.

This proposal comes from an ONA vote in 2021. The 2021 vote was poorly communicated to Oceanside property owners and lacked transparency related to the issue of non-conformance. A vote ONA conducted in May of 2025 regarding 13 other potential zoning changes resulted in 11 of the 13 proposed changes being defeated. The May 2025 vote had substantially more participants than the vote held in 2021.

Now that more Oceanside property owners are aware of the issues and recognize the potential of non-conformance, it has been requested that ONA conduct another vote to see what the current wishes of our community are. ONA refused to do so and appears determined to push these 2021 proposals forward. ONA is supposed to represent all of Oceanside. However, it feels like ONA is no longer interested in promoting proposals that the majority of Oceanside property owners and ONA members want. Instead, it seems that ONA has become the voice of a select group, giving little weight to views that do not align with their position.

Thank you for your consideration.

Jerry Palmer
605 Avalon Way

Sarah Thompson

From: Marcy Semet <semetmarcy@gmail.com>
Sent: Monday, August 25, 2025 10:11 AM
To: Sarah Thompson
Subject: EXTERNAL: Planning Commission Meeting August 28, 2025 Comment

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

Dear Tillamook County Planning Commissioners,

We are taking the time as Oceanside Village homeowners to urge you to approve the ONA 2021 proposals regarding the height maximum calculation formula method used by Tillamook County and also support the lighting standard changes proposed and under consideration for Oceanside.

MOST IMPORTANT to us is the current method of calculating height maximums being used by Tillamook County in Unincorporated Oceanside. This method can be manipulated to build buildings, as we have seen built recently in our community, as high as 50' feet when the current maximum building height is 35' feet. This is happening more frequently as Oceanside's demography has many homes constructed on the hillside, facing west towards the ocean. Many of our homes are 50-100 years old in our village of homes with small lots and face losses of views, sunlight and ease of access to properties, especially since many neighborhoods have one lane roads.

We are also in support of the proposed dark sky lighting standards you are considering. If you ever travel to Sunriver in Central Oregon near the city of Bend, it's a designated dark sky community of homes and businesses. You will notice how amazingly visible the stars are at night, with shielded downward facing lighting on properties and businesses without "brightly lit neon Open signs". It brings a whole new level of wonder for visitors and community members along with benefits for wildlife.

Please adopt these land use regulations being proposed for our Unincorporated Oceanside Community that were researched, had public input and were voted on by the Oceanside Community in 2021. Due to the county's lack of review in a timely manner you are being asked to consider these proposals now.

We value our village, we know growth and change happens, we would urge you to visit our community for yourselves and hopefully understand our concerns and reasons for supporting these proposals.

Regards,

Robert & Marella Semet
1475 Tillamook Avenue
Oceanside, Oregon 97134

Sarah Thompson

From: Leslie Kay <leskayvida@gmail.com>
Sent: Monday, August 25, 2025 7:43 PM
To: Sarah Thompson
Subject: EXTERNAL: Leslie Kay written comments in support of #851-25-000262-PLING: Reducing Building height from 35-feet to 30-feet, proposal to exempt existing structures. #
851-25-000268-PLING: Establishing lighting standards for the Oceanside area. #
85...
Attachments: 08252025 Tillamook Planning Committee Comments.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.]

Dear Sarah,

I submitted these comments after the first Planning Commission hearing on August 14, 2025 and wanted to confirm that you received them by the August 28 deadline for inclusion in the record.

Thank you so much,

Leslie Kay
1530 Hillcrest Ave
Oceanside, OR 97134

August 25, 2025

To: Tillamook County Planning Commission

RE: #851-25-000262-PLING: Reducing Building height from 35-feet to 30-feet, proposal to exempt existing structures.

#851-25-000268-PLING: Establishing lighting standards for the Oceanside area.

#851-25-000269-PLING: Create a new method for calculating building height.

#851-25-000270-PLING: Reducing Building height from 35-feet to 30-feet.

#851-25-000261-PLING: Change permitted use types for middle housing.

Dear Ms. Thompson and Tillamook County Planning Commission,

I listened to your initial public hearing on the proposed revisions to the Oceanside Land Use Code and I am writing for the first time to weigh in on these measures. I supported these proposed revisions in 2021 and support them now in 2025.

I was not a part of the work group that put these 2021 proposals together but I followed the work of the group as it progressed. Ultimately I voted in favor of all three of these proposed amendments aimed at maintaining the unique character and livability of Oceanside. The ONA made registered members of the association aware of this work

group and I recall that there was ample opportunities to discuss these matters and contribute to the discussion. All were invited to vote and the final vote reflected the will of the community at the time.

I was perplexed why it took multiple years for the Tillamook County government to take up these proposed revisions. In the meantime there has been new interest in civic matters in Oceanside which is welcome. These new vocal voices are convinced that any changes to the code will make it more difficult to buy-sell-remodel-rebuild, etc. There is fear and suspicion about the motives of the original hard-working ONA committee and that this committee intentionally concealed the dubious claim that any change will burden property owners by bringing into play the non-conforming use doctrine.

My long time observation living in Oceanside which has been confirmed by your Director of Community Development is that variances are granted in almost 99% of requests. It is my understanding that it may be possible to grandfather in existing structures and that there are other means to allay the fears of homeowners and future homeowners.

Oceanside is a gem and a unique resource in Tillamook County that must be preserved for future generations. The out of scale new homes that are being approved particularly in the village area of Oceanside are jeopardizing the unique character of this area. At least some of these out of scale homes are taking advantage of loopholes in the building height calculation methodology that the proposed measure seeks to address.

I urge this body to approve these code changes and provide some clarity to homeowners concerned about how ANY code change will adversely affect their homes. If we shy away from sensible changes like the ones before you, Oceanside might resemble the sprawl of some of our other coastal communities and lose its unique character that all of us, for or against the proposed provisions, cherish.

Leslie Kay
1530 Hillcrest Ave
Oceanside, OR 97134

August 25,2025

To: Tillamook County Planning Commission

RE: #851-25-000262-PLING: Reducing Building height from 35-feet to 30-feet, proposal to exempt existing structures.

#851-25-000268-PLING: Establishing lighting standards for the Oceanside area.

#851-25-000269-PLING: Create a new method for calculating building height.

#851-25-000270-PLING: Reducing Building height from 35-feet to 30-feet.

#851-25-000261-PLING: Change permitted use types for middle housing.

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I listened to your initial public hearing on the proposed revisions to the Oceanside Land Use Code and I am writing for the first time to weigh in on these measures. I supported these proposed revisions in 2021 and support them now in 2025.

I was not a part of the work group that put these 2021 proposals together but I followed the work of the group as it progressed. Ultimately I voted in favor of all three of these proposed amendments aimed at maintaining the unique character and livability of Oceanside. The ONA made registered members of the association aware of this work group and I recall that there was ample opportunities to discuss these matters and contribute to the discussion. All were invited to vote and the final vote reflected the will of the community at the time.

I was perplexed why it took multiple years for the Tillamook County government to take up these proposed revisions. In the meantime there has been new interest in civic matters in Oceanside which is welcome. These new vocal voices are convinced that any changes to the code will make it more difficult to buy-sell-remodel-rebuild, etc. There is fear and suspicion about the motives of the original hard-working ONA committee and that this committee intentionally concealed the dubious claim that any change will burden property owners by bringing into play the non-conforming use doctrine.

My long time observation living in Oceanside which has been confirmed by your Director of Community Development is that variances are granted in almost 99% of requests. It is my understanding that it may be possible to grandfather in existing structures and that there are other means to allay the fears of homeowners and future homeowners.

Oceanside is a gem and a unique resource in Tillamook County that must be preserved for future generations. The out of scale new homes that are being approved particularly in the village area of Oceanside are jeopardizing the unique character of this area. At least some of these out of scale homes are taking advantage of loopholes in

the building height calculation methodology that the proposed measure seeks to address.

I urge this body to approve these code changes and provide some clarity to homeowners concerned about how ANY code change will adversely affect their homes. If we shy away from sensible changes like the ones before you, Oceanside might resemble the sprawl of some of our other coastal communities and lose its unique character that all of us, for or against the proposed provisions, cherish.

Leslie Kay
1530 Hillcrest Ave
Oceanside, OR 97134

Sarah Thompson

From: rob <robhoeper@gmail.com>
Sent: Tuesday, August 26, 2025 5:26 PM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside Neighborhood Association Testimony

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

Dear Commissioners,

I would like to voice my support for the building height proposals put forth by the ONA.

The maximum building height reduction and the modified calculation of building height will address the proliferation of large outsized structures that are a blight on the village character of this community.

The “non-conforming” panic expressed by a small but vocal group of people residing outside of the historic core village is out of proportion to the effect the changes will have on them. There is no precedent of insurance rates going up or reductions in property values caused by these “non-conformities” - only hearsay. State law provides that existing structures will be grandfathered in and can be rebuilt exactly to their original design in the case of damage. The vast majority of those who have testified in opposition to these changes reside in a newer area of Oceanside with larger lots, newer construction and they have repeatedly voiced their lack of concern for impacts on the older part of the community.

Some realtors are voicing opposition to these changes fearing they will reduce the resale value of properties. Again, no precedent - only speculation that these proposals will cut into their profits with little regard for the negative impact on the village character that current zoning allows.

Finally, I want to stress that these proposals were well researched and based on community participation and approval. They were submitted to the County in 2021 for Planning Commission review. The County was responsible for the multiple delays that finally brought us to the current set of hearings.

I have been a homeowner in the older section of Oceanside for 37 years and I am saddened by the changes to our village character that current building height zoning allows. I urge you to support the ONA's proposed building height changes.

Thank you,

Rob Hoeper
1800 Maxwell Mountain Road
Oceanside

Sarah Thompson

From: Sheri L Swindler <gypsygirlrunner@icloud.com>
Sent: Tuesday, August 26, 2025 7:28 PM
To: Sarah Thompson
Cc: Lee - HHBL♥
Subject: EXTERNAL: Written Testimony To Planning Commission on ONA Proposals: Swindler

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Sarah Thompson
Tillamook County Department of Community Development, 1510-B Third Street
Tillamook, Oregon, 97141

Dear Ms. Thompson and Planning Commission members,

I am writing on behalf of my husband, Lee Swindler and myself. We reside at 1 Short Beach Way, Oceanside, OR, concerning revisions to the Oceanside Land Use Codes on exterior lighting, calculations of building height and variance criteria, and maximum building height.

Our property is nearly 10.5 acres and is at the northern perimeter of what ONA has entitled Oceanside Proper in the village of Oceanside. We reside 1.5 miles north of the village.

Several strong points of which we wish to state:

1- we do **not** wish to be included in the boundary of what is being called/considered within the "Village" of Oceanside. We have a large parcel of property that does not fit within the realm/constraints of what is being considered in the upcoming discussion meeting of the homes in Oceanside village. We have only 2 direct neighbors, one bordering our property to the south and one across Cape Meares Road to the east. Neither of which are visible to us or we to them. We also border the National Wildlife Refuge on our northern boundary. We should not have to follow lot size restrictions nor build/building height restrictions for rebuild or remodel such as is being proposed directly IN Oceanside.

2- we are strongly opposed to Land Use Code modifications being proposed on exterior lighting, calculations of building height and variance criteria and maximum building height outside of the DIRECT community of Oceanside, not to be just "grandfathered" in for all of the future ramifications that that may entail

3- we do **not** wish to incorporate Oceanside: either in full or the latest modified form of incorporation

4- we have been told that there has been a survey completed by those of us north of Oceanside village. We, my husband and I, have not had a survey and believe this to be a modification of the truth

Very sincerely,

Sheri and Lee Swindler
PO Box 272

Oceanside, OR 97134

Sarah Thompson

From: Mike Mahaffa <mikemahaffa@gmail.com>
Sent: Wednesday, August 27, 2025 2:11 PM
To: Sarah Thompson
Cc: Rita Mahaffa
Subject: EXTERNAL: Property owner, Oceanside, off Highland Drive

[**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,

My wife & I wish to submit written statements regarding the proposed Oceanside Land Use Codes for exterior lighting.

My wife & I have owned our vacant lot since May, 2012, Acct 179283, Real Property ID 1S1030DC00400. A building permit has been issued.

The peer reviewed, published science on the impact of non shielded residential lighting on nesting seabirds & migration of native birds following the Pacific Flyway route which includes the coast of Oregon is well established by long standing surveys along coastal lands around the world.

Overall bird populations in the United States are declining at an accelerated rate, with declines in reported species loss of >25%.

We submit that the community of Oceanside, that has a remarkable location, close to the Ocean with tall cliffs has a responsibility to minimize its impact on all creatures that call Oceanside home or migrating through. Hence our endorsement of actions to reduce unshielded residential lighting and , increase down lighting and motion detection lighting systems, if necessary in households within Oceanside.

In addition, a Dark Sky designation fo Oceanside in the would be a very positive marketing tool for tourism with increase in visitors wishing to staying overnight and enjoying our community

Mike Mahaffa
Rita Mahaffa

Sarah Thompson

From: Mike Mahaffa <mikemahaffa@gmail.com>
Sent: Wednesday, August 27, 2025 2:38 PM
To: Sarah Thompson
Cc: Rita Mahaffa
Subject: EXTERNAL: Oceanside calculation of Building Height, variance criteria and maximum Building Height

[**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,
My wife & I have owned our vacant lot in Oceanside since May, 2012.

Account 179283
Real Property 1S103030DC00400

This lot is on a steep slope with existing homes and vacant lots for sale below our lot.

We bought the lot so to have a clear view as much as possible given the height of existing Sitka Spruce of the Ocean and Three Arch area.

Our intent is to build a structure on this lot. We have submitted a build permit on a home designed by Dale Stewart, local Oceanside builder. The design fits into the proposed building height under consideration.

We support the 30 foot building height and calculations to minimize our impact on our neighbors.

We do not want our view of the Ocean/Three Arch Wildlife Refuge in the front of the completed home design to be adversely affected, which has happened with the existing architectural "loopholes" in coastal Oceanside with steep slopes.

Our purpose and enjoyment in purchase of this buildable lot years ago would be significantly negatively affected as residents of Oceanside and Tillamook County.

The proposed new building height restrictions and calculations would assure us for the future that Tillamook County has both existing lot owners and new construction rules to benefit all Neighbors and not just a few.

Thank you for consideration of our statement.
Mike Mahaffa
Rita Mahaffa

Sarah Thompson

From: Kenneth Marlow <kcmleau@gmail.com>
Sent: Wednesday, August 27, 2025 3:46 PM
To: Sarah Thompson
Subject: EXTERNAL: Written Testimony for the Tillamook County Planning Commission
Attachments: Tillamook County Commissioners Testimony 8.27.25.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.]

Personal Testimony for Tillamook County Commissioners

Aug. 27, 2025

Dear County Commissioners,

I am writing you with regards to the building code changes proposed by the Oceanside Neighborhood Association (ONA). First, I wish to commend you, and extend our gratitude for your service to Tillamook County. Your efforts in maintaining the quality of life are greatly appreciated!

Secondly, I'm asking for your help. I want to come **home**! Previously, I lived on Tillamook Ave. in Oceanside (1978-1980). I was a Substance Abuse Counselor at the Tillamook County Community Counseling Center. Regrettably, I left the county in a mis-guided attempt to accommodate my ex-wife, and have been trying to return for 45 years!

Sadly, the adverse impact of past and present ONA, aggressively articulated, ordinance changes proposed would likely make it **impossible** to return to live in Oceanside. My current wife and I are (undeveloped) lot owners and plan to build on our **Pacific Ave., Oceanside** property. Please consider how:

- 1) At the time (2014), our purchase of our Pacific Ave. property took into account that, in our absence, we could rent it as an STR to help defray costs of continued ownership.
- 2) We paid Mark Widmer, a former local builder, to design a Handicap-Friendly Home, with an elevator. I am disabled and require such to live on the steep slope of our property. My disabilities require intermittent complex medical interventions and procedures. Regrettably, my established health care is non-transferrable, consequently, making it impossible to have our Oceanside home as our permanent and sole residence.
- 3) Upon completion of the (first) plans, we obtained preliminary approval from Sarah Absher, who shared our enthusiasm about making a Handicap-Friendly STR available to others who are disabled, citing the scarcity of such resources in Oceanside.
- 4) The imposed permanent cap at 60 for STRs, with a waiting list of 10+, effectively eliminates any possibility of acquiring an STR License in our lifetimes. The loss of this income assuredly compromises our ability to build as planned or offer the opportunity to an unknown myriad of handicapped individuals the chance to rent our home.
- 5) Personal injuries, medical complications, and subsequent surgeries have, for a few years, caused postponement of exploring other options until recently. Once again, a consult with

Ms. Absher, acknowledging the loss of the STR option, cited a severe and worsening county-wide housing shortage and proposed we now modify our plans to accommodate an ADU. Doing so, with our small lot restrictions, necessitates reducing our formerly designed living space up to 50%.

- 6) At an additional cost, we have again recruited Mr. Widmer in exploring the feasibility and development of a new set of plans. All in our new plans would entail elevator access:
 - o Two ground level vehicle Garages/Storage Spaces
 - o First Floor: ADU
 - o Second Floor: Modest living quarters for us
- 7) The ONA proposed new 30' height restriction and new means of measurement, most certainly could make our newest plans **IMPOSSIBLE!** This would inevitably render even our new home plans, with the compromised Living Spaces sizes, economically infeasible.
- 8) **If we are unable to build** and forced to sell the property, due to the passage of the ONA restrictions, **the current resale value of the property would likely be cut in half!**
- 9) Imposing the new ONA height restrictions potentially adversely affects the development of up to **60 additional taxable properties**, not just our own. This would ultimately negatively impact, with zero revenue, Tillamook County from said properties as well.
- 10) Regarding our property alone, the county would lose:
 - Another two homes for which both would provide scarce Oceanside Handicap-Friendly dwellings (A new ADU and our new home).
 - Two residents whom, for decades, have longed to be dedicated and regular members of the community instead of the occasional visitors.

My roots in Tillamook County go deep, back to 1978! Not a day goes by without my dreaming of (as much as is medically feasible), living in Tillamook County again. Even my wife, of 28 years, has dreams of her own, as a participating Artist in the local Oceanside Art Show!

Please, as Tillamook County Commissioners, and Guardians of the Community, **DEFEAT the proposed ONA prohibitive restrictions.** And **HELP** me/us get back **HOME!**

Respectfully yours, Ken and Marilyn Marlow

Pacific Avenue, Oceanside (undeveloped) Property Owners.

Sarah Thompson

From: Melissa Farlow <melissafarlow@mac.com>
Sent: Wednesday, August 27, 2025 4:16 PM
To: Sarah Thompson
Subject: EXTERNAL: letter to Tillamook county Planning Commission
Attachments: Tillamook County Planning Commission.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.]

Tillamook County Planning Commission

Greetings Commissioners,

I am writing to express my strong support for the ZAPR committee's proposals that will shape Oceanside's future. As a longtime homeowner and active member of the Oceanside Neighborhood Association, I have closely followed this process and believe these recommendations deserve your approval.

The ZAPR committee has conducted thorough research and engaged in extensive community dialogue. Their recommendations have been carefully vetted and approved by the Oceanside Neighborhood Association through a transparent public process. I have personally attended or listened to numerous meetings to understand the issues and witnessed the committee's thoughtful deliberation.

Building heights standards strike a crucial balance between property rights and community character. Everyone who has an ocean view from their home values that view and doesn't want it blocked by taller construction in front of them. Proposed standards will allow our community appropriate oversight of future development that can impact neighbors and property values.

The proposed lighting requirements will reduce light pollution that disrupts wildlife migration patterns and obscures our spectacular night skies—one of Oceanside’s greatest natural assets. These standards will minimize intrusive lighting while maintaining necessary safety illumination.

My husband and I bought our home in Oceanside in 2008 and have been visiting family here for over 30 years. Through my involvement with the Neighborhood Association, I’ve come to know many of my neighbors who have become friends. I’ve also witnessed our community’s evolution and the challenges that come with growth.

While vocal opposition often dominates public discourse, many residents quietly support these sensible regulations. Since you specifically requested feedback from Oceansiders, I want to ensure you hear from those of us who believe the ZAPR committee has faithfully represented our community’s best interests.

These proposals will help preserve what makes Oceanside special while allowing for responsible growth. I urge you to approve ZAPR’s recommendations.

Thank you.
Respectfully,

Melissa Farlow
2000 MAXWELL MOUNTAIN ROAD
OCEANSIDE, OREGON 97134
August 27, 2025

Melissa Farlow

www.instagram.com/wildhorsephotos

www.instagram.com/melissafarlow

www.melissafarlow.com

+1.412.491.1491

Tillamook County Planning Commission

Greetings Commissioners,

I am writing to express my strong support for the ZAPR committee's proposals that will shape Oceanside's future. As a longtime homeowner and active member of the Oceanside Neighborhood Association, I have closely followed this process and believe these recommendations deserve your approval.

The ZAPR committee has conducted thorough research and engaged in extensive community dialogue. Their recommendations have been carefully vetted and approved by the Oceanside Neighborhood Association through a transparent public process. I have personally attended or listened to numerous meetings to understand the issues and witnessed the committee's thoughtful deliberation.

Building heights standards strike a crucial balance between property rights and community character. Everyone who has an ocean view from their home values that view and doesn't want it blocked by taller construction in front of them. Proposed standards will allow our community appropriate oversight of future development that can impact neighbors and property values.

The proposed lighting requirements will reduce light pollution that disrupts wildlife migration patterns and

obscures our spectacular night skies—one of Oceanside's greatest natural assets. These standards will minimize intrusive lighting while maintaining necessary safety illumination.

My husband and I bought our home in Oceanside in 2008 and have been visiting family here for over 30 years. Through my involvement with the Neighborhood Association, I've come to know many of my neighbors who have become friends. I've also witnessed our community's evolution and the challenges that come with growth.

While vocal opposition often dominates public discourse, many residents quietly support these sensible regulations. Since you specifically requested feedback from Oceansiders, I want to ensure you hear from those of us who believe the ZAPR committee has faithfully represented our community's best interests.

These proposals will help preserve what makes Oceanside special while allowing for responsible growth. I urge you to approve ZAPR's recommendations.

Thank you.
Respectfully,

Melissa Farlow
2000 MAXWELL MOUNTAIN ROAD
OCEANSIDE, OREGON 97134
August 27, 2025

Sarah Thompson

From: Diane Niflis <dniflis@charter.net>
Sent: Wednesday, August 27, 2025 11:52 PM
To: Sarah Thompson
Subject: EXTERNAL: Written testimony for Sep 11 2025 meeting of Tillamook County Planning Commission
Attachments: Aug 27 2025 testimony to Till Co Planning Commission.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.]

Sarah,

Attached is my written testimony for the Sep 11, 2025 meeting/hearing of the Tillamook County Planning Commission.

Thank you.

Diane Niflis

Date: 8/27/2025

To: Members of the Tillamook County Planning Commission

From: Diane Niflis
1605 Oceanside Lane (Park Addition resident since 1996)
1595 Oceanside Lane (Park Addition property owner since 1999)

Subject: **Testimony in opposition** to three (3) of the Legislative Text Amendment requests proposed by the Oceanside Neighborhood Association (ONA), as follows:

Regarding #851-25-000262-PLNG and #851-25-000270-PLNG

I strongly oppose the ONA's ZAPR committees' proposals to impose more restrictive building heights – and more restrictive methods of calculating them – on current and future residential and commercial property owners in Oceanside.

Firstly, there is no compelling health or safety reason for implementing them.

Secondly, it is pretty clear that the ONA ZAPR committees' intent is to further limit the total volume of each new structure ... to somehow 'preserve' a largely imaginary, and entirely subjective Oceanside 'village character.'

A 30' maximum height for non beachfront residential structures will prevent owners of Oceanside's many smaller platted lots from building three-story homes – clearly devaluing those properties. Many of these owners have held these lots for decades. Why would we not be *happy* for them to be able to build the homes they've been planning and saving for? Instead of creating obstacles for them? And, if someone is clever enough/creative enough to design a home such that they can contrive a more favorable height calculation ... well, good for them.

And, finally, it is my opinion that the ONA's new exemption language, purported to protect existing structures from becoming 'non-conforming,' is redundant, as this is already more-than-adequately addressed in current Tillamook County regulations.

Regarding #851-25-000269-PLNG

I oppose ONA's prosed additional criteria for variance requests regarding exceptions to maximum residential and commercial building heights, as being *totally unnecessary*. Tillamook County already has adequate procedures for variance requests.

(Not-entirely unrelated suggestion:

Perhaps the Oceanside Neighborhood Association should be divested of its status as an advisory body to the Tillamook Planning Commission. They are not representative of the community, and they have caused a lot of grief and conflict in the past 6+ years.

Sarah Thompson

From: Robert Ault <mrbob4370@gmail.com>
Sent: Thursday, August 28, 2025 7:32 AM
To: Sarah Thompson
Subject: EXTERNAL: Building 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.]

Maintaining present building restrictions is in the best interest of the residents with concern to property values now and in the future. The present restrictions have worked well for years. Why adopt a change that could drastically change property values into unknown territory.

Robert Ault 165 Reeder St Oceanside

Sarah Thompson

From: Melody Rasmor <mrasmor@gmail.com>
Sent: Thursday, August 28, 2025 9:14 AM
To: Sarah Thompson
Cc: Sarah Absher
Subject: EXTERNAL: Oceanside
Attachments: Tillamook County Planning Commission Melody statement (final).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.]

Dear Sarah,

Please find the attached letter for my the Tillamook County Planning Commission.

Respectfully,

Melody Rasmor

--

Melody Rasmor

Phone 360 606-5030

email: mrasmor@gmail.com

August 28, 2025

Sarah Thompson

Tillamook County Planning Commission

1510-B Third Street,

Tillamook, Oregon, 97141.

Dear Commission and Sarah Thompson:

The purpose of this letter is to address the Tillamook County Planning Commission concerning the legislative text amendments submitted by the ONA for revisions to the Oceanside Land Use Codes on exterior lighting, calculations of building height and variance criteria, and maximum building height.

- 1.) exterior lighting,
- 2.) calculations of building height and variance criteria, and
- 3.) maximum building height.

I have owned my cabin for 42 years. I purchased my cabin in 1984 for \$30,000.00. It sits on one of the smallest lots in the town, 1633 Rosenberg Loop, Oceanside, Oregon. It was part of the logging camp structures and overlooks the State Park. I was here during the Anchor Tavern days and remember the difficult times for the homeowner behind the structure which went up to 3 stories.

When I decided to remodel my cabin, I quickly was told by the county, two things, one was that you cannot change the footprint of the existing structure, and the second requirement was the height restriction had to be no more than 35 feet.

Since I was not a millionaire, I had limited resources and I wanted to get a construction loan but was told that the structure was too small to get a loan. So, I hired a contractor who would work with me overtime.

Those days are in the past but what I have now witnessed is a disrespect for the "little guy." I have felt the frustration of Oceanside residents because they are not being heard. Tillamook county is making money by allowing the structures to reach greater than 35 feet and if there was no original structure on the existing land, larger homes get built. The idea of a 16-unit hotel was proposed to the Tillamook Planning Commission in 2024 Permit - 851-24-000136-PLNG and it was not approved for now. I can only hope that the commission will carefully review the impact on the residents on Rosenberg Loop and the surrounding areas. Parking will continue to be a problem. Speeding on these small roads one way, one car road are also a hazard. Finally, if a 30-

foot height restriction comes into law will it be enforced? As far as the lighting issue I would agree with the downward coverings of the lights or timer for the exterior lights. I too have less star gazing capabilities but see the increase traffic and safety with more commercial businesses to be a bigger problem.

Finally, the best things about Oceanside are the views, the ocean air, the beach walks and how much people enjoy this community. My little cabin sits on Rosenberg Loop with 600 square feet and a small deck that has allowed me the pleasures of whale watching, pelican viewing and overall watching weddings, memorials, kayakers, sky gliders, surfers, agate finders, and just plain old family and doggy fun.

Commissioners please carefully review the ONA proposal to allow more of a voice for the "little guy"! It would be shameful to lose the unique feeling of the Three Arch Rocks in view once you come into Oceanside.

Thank you for your time.

Sincerely,

Melody Rasmor

1633 Rosenberg Loop

Oceanside, Or 97141

Sarah Thompson

From: Paul Wyntergreen <paulwyntergreen@gmail.com>
Sent: Thursday, August 28, 2025 9:19 AM
To: Sarah Thompson
Subject: EXTERNAL: Testimony for Oceanside legislative amendment hearing
Attachments: Planning Commission letter.pdf; ONA's proposed new height restrictions.png

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

Please include the attached in the Planning Commission packets for their September 11 meeting.

Thank you,

Paul Wyntergreen
1420 Alder
Oceanside, OR. 97134

FROM THE DESK OF

Paul Wyntergreen

August 28, 2025

Tillamook County Planning Commissioners
201 Laurel Avenue
Tillamook, OR. 97141

Dear Commissioners,

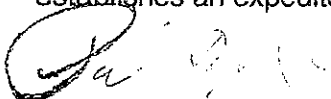
This letter is submitted for your consideration in regards to a proposal to amend portions of the zoning code of the community of Oceanside.

Of key concern is the proposal to decrease the allowable building height. While there are multiple ways to approach a reduction if desired, *such as changing and simplifying the definitions of base or the top of structure for calculating purposes, requiring minimum roof pitches, etc.*, should you choose a reduction in the ultimate height number as proposed, care must be taken to avoid unintended consequences with existing structures.

The following is a recommended change to the second sentence in Subsection 7 (on attached Page 4 of the ONA proposed changes) that would allow for needed changes to built homes such as lifts and other ADA modifications which require matching levels and clearances: "They maximum building height (or the height of the existing parent structures which were constructed prior to enactment of the current maximum height) shall also apply to all additions, remodels or repairs of structures ~~on which construction commences or a building permit is submitted (whichever occurs first)~~ prior to enactment, provided that they shall not apply to or require nonconforming use reviews of those portions of the preexisting structure that already exceed the previously enacted height restrictions at time of its construction ~~at this provision.~~"

Also, there has been some talk of how different areas of Oceanside, like the Capes, enjoy unique qualities such that they deserve differing zoning treatments. We live in the 'Village' section of the community (*that portion north of Care Meares Loop road between the entrance to the Sewer Plant & its terminus at Highway 131*) and we would support dividing Oceanside into different zoning areas and developing specialized architectural standards for the 'Village' amphitheater (*minimum facade articulations, minimum roof overhangs, fenestration requirements that preclude walls of plate glass, etc.*) in order to preserve its more vintage character.

This would not be an arduous task; there are many models that could be used as a basis and such future parameters authorized through an enabling clause included with the current zoning amendments that establishes an expedited process.



Paul Wyntergreen

- A copy of the survey shall be submitted with the application and other required material.
- Prior to approval of a building permit for any structure that appears to be within 3 feet of the maximum building height, the applicant shall sign a legally binding statement prepared by the department that holds Tillamook County harmless should construction of approved plans result in a structure exceeding the height limit and needing to be removed or altered.

The requirements of this section shall apply to all new structures on which initial building permits are submitted or construction commences (whichever occurs first) on or after the date this ordinance is enacted. They shall also apply to all additions, remodels or repair of structures on which construction commences or a building permit is submitted (whichever occurs first) prior to enactment, provided that they shall not apply to or require nonconforming use reviews of those portions of the preexisting structure that already exceed the restrictions of this provision.

NOTE: These revisions to Oceanside's building ordinance will override the definitions of "Building Height" and "Building Grade" in Section 11 of the Tillamook County Ordinance that currently applies to Oceanside.]



Sarah Thompson

From: Craig Swinford <laddcirclepdx@gmail.com>
Sent: Thursday, August 28, 2025 10:04 AM
To: Sarah Thompson
Subject: EXTERNAL: Sept. 11th PC Meeting
Attachments: Tillamook Planning.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.]

Sarah,

Will you please confirm that you are able to open the PDF attachment. This letter is to be placed in the record for the September 11th, PC Meeting.

Thank you,
Craig Swinford

August 28, 2025

Tillamook Planning Commission

Re: #851-25-0000269-PLNG
#851-25-0000270-PLNG

My name is Craig Swinford and my spouse is Anne Swinford. We have owned residential property in Oceanside since 1992 as well as a vacant Commercial property with six garages located at 1495 Pacific Ave., which we acquired in 2014.

We would like to submit written testimony for the following issues:

Addressing Building Height & Calculations in the COS zone.

Our major concern is the proposal to reduce the height allowance in the Commercial zone on non oceanfront lots. There are only a handful of non oceanfront properties in the COS zone this would affect. Commercial zones are needed to balance community needs while maintaining harmony with residential areas.

As a Planning Commissioner, you have a difficult job:

Promoting Economic Development
Ensuring Orderly Development
Providing Convenience for Residents
Optimizing Infrastructure and Logistics
Shaping Community Character
Protecting Property Values.

Not an easy job, and we appreciate your time that you commit to the PC.

We feel the reduction in height and the submitted calculations, will severely limit the marketability of this site. Oceanside and the adjoining communities are rapidly growing right now, and limiting the COS zone further may have a negative effect on development, both residential and commercial.

When we bought this property 10 years ago, with the 35 foot height allowance, we had no immediate plans to develop. Times have changed and we don't feel down zoning is necessary.

I would ask the non oceanfront COS zone remain at the current 35 foot height limit.

Thank you for your time,

Craig Swinford
1730 Chinook
laddcirclepdx@gmail.com

Sarah Thompson

From: Henry Rosicky <henry.rosicky@gmail.com>
Sent: Thursday, August 28, 2025 11:37 AM
To: Sarah Thompson
Subject: EXTERNAL: Testimony on ONA Proposals (Henry Rosicky, 1625 Sunset Avenue, Oceanside)

[**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,

I'd like to submit my views regarding the current ONA Proposals for Planning Action. My wife and I are Oceanside homeowners (1625 Sunset Avenue).

We've noticed the trend toward larger / taller taller structures in the village. In fact we are quite literally living in the shadows of one such structure, the three-level that was built behind us at 5460 Ocean St (Photo is on page 37 of the ONA Proposals document). That structure was built at or near the maximum allowable height so as to provide views of Three Arch Rocks over our house and the houses across the street from us. The structure was also built as close as possible to our property line (I'm actually not convinced that it's in compliance and I've got it on my list to get a survey done to check this at some point). It feels like we have a multiple-unit apartment building towering over us, not a neighbor's house. The result is an invasion of our privacy in the backyard and into our back bedroom windows, which includes invasions of noise and line-of-sight. It has significantly impacted the quality of living at our location.

With that said, I'd like to provide my views on the 3 ONA Proposals in summary:

- Exterior Lighting - I believe this is a well-reasoned and achievable standard that would improve the quality of living in Oceanside.
- Calculation of Building Height - The way that the current building-height-calculation language is being interpreted and used is laughable and surely was not anticipated when it was written. It encourages distorted architectural designs in the service of increasing structure heights beyond what was intended. The proposal as I understand it is simpler and more in line with the intention of a maximum structure height.
- Revision of Maximum Building Height - I support reducing the building height as proposed. Enough damage to the community has already been done and 30' is adequate enough to allow some 3-story houses

Thank you!

Henry Rosicky

Sarah Thompson

From: Mark Hersh <markhersh971@gmail.com>
Sent: Thursday, August 28, 2025 11:46 AM
To: Sarah Thompson
Subject: EXTERNAL: Proposed Oceanside Land Use Ordinance Amendments

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

Greetings Sarah Thompson,

Please accept these comments from a property owner in Oceanside (1370 Sunset Ave) on the proposed Oceanside land use regulation changes. Our area of Oceanside has a mix of structures.

#851-25-000262-PLING: Reducing Building height from 35-feet to 30-feet, proposal to exempt existing structures.

I support these changes. If the issue regarding the proposed exemption language is problematic, then strike the problematic language and retain the 30-foot maximum height limit.

#851-25-000268-PLING: Establishing lighting standards for the Oceanside area.

I support these changes and agree with the County's land use counsel that the County should consider similar standards county-wide.

#851-25-000269-PLING: Create a new method for calculating building height.

I strongly support these changes to the building height formula.

#851-25-000270-PLING: Reducing Building height from 35-feet to 30-feet.

I support this change to the maximum building height in the Oceanside commercial zone. If the issue regarding the proposed exemption language is problematic, then strike the problematic language and retain the 30-foot maximum height limit.

#851-25-000261-PLING: Change permitted use types for middle housing.

I support these changes.

Regarding "non-conformance" and "variance": Many structures/lots in Oceanside are already "non-conforming" and my guess is that permitting for remodeling of existing structures or construction on vacant lots is already very complex and requires significant consultation between the owner, the owner's builder/designer/architect, and county staff. If they have not already done so, the Planning Commission should quiz the Department of Community Development Director and staff on whether these proposed changes would significantly increase staff time/permitting costs.

I appreciate the opportunity to comment.

C. Mark Hersh

--

How many legs does a dog have if you call his tail a leg? Four. Saying that a tail is a leg doesn't make it a leg. -- Abraham Lincoln

Sarah Thompson

From: Missy Cory <missycorylpc@gmail.com>
Sent: Thursday, August 28, 2025 1:47 PM
To: Sarah Thompson
Subject: EXTERNAL: Testimony for 9/11/25 hearing

[**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,

Please find below our comments to be registered for the planning commission meeting September 11, 2025.

We are writing to express our opposition to the building height and variance criteria amendments.

We appreciate the desire of all communities seeing an increase in growth to preserve the aspects they love and have some say in how development progresses. That said, the proposed restrictions voted on in May and the ones in front of you now seem to be a reactive overreach by a minority and an attempt to control the aesthetics of the village. Personally, we appreciate the diversity of architecture and don't believe a homogenized cottage aesthetic is preserving "village character." The ONA is not an HOA. It should be a representation of the larger Oceanside community.

As you know, the proposals voted on in May were resoundingly not supported by the current Oceanside community (all voted NO except two). At this point, the ZAPR committee changed gears and voted to push the three proposals ahead to you without gathering a community vote at that time, despite multiple community members in person and on zoom asking to be heard on the issue. Pushing ahead with an outdated 2021 vote is not representative of the current community, given the increased number of engaged property owners and better understanding of the impacts. It seems the "minority report" expressing opposition from 2021 is no longer the minority.

Regarding building height - it is interesting to note the individuals pushing for greater restriction of Oceanside's regulations generally cite the county's "one size fits all" approach as not serving the wishes of the Oceanside community. Yet, their proposal of reduced amended building height specifically states they believe it can be applied universally regardless of topography. We respectfully disagree.

The lot we own is on Norwester, one of the steeper roads in Oceanside. There are several houses on Norwester that are one story at or below street level, and given the steep grade are 3 or 4 stories tall on the downslope. This allows the property owners to best utilize their land - maximizing ocean views and do not - and will not - block the view of any neighboring houses. Due to the steep terrain, variances are also likely to be needed to accommodate these parcels.

To apply the proposed restrictions on building height and variances serves to significantly bring multiple facets of negative impact, limits and infringes on the rights of property owners, with potential positive impact only in limited places. For example, limiting a future hotel where the original cabins are to two stories versus three would rightly protect the views of those behind, whereas those of us

on Norwester (and other sloped lots) would be significantly impacted in a negative way without any benefits.

Thank you for your consideration.

Missy Cory & Guy DeKlotz
ZDP LLC

Lot 600 Norwester

Sarah Thompson

From: Randy Olson <randyolson@me.com>
Sent: Thursday, August 28, 2025 2:24 PM
To: Sarah Thompson
Subject: EXTERNAL: ZAPR Recommendations for Oceanside

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

Tillamook County Planning Commission

Greetings Commissioners,

I am writing to express my strong support for the ZAPR committee's proposals that will shape Oceanside's future. As a longtime homeowner and active member of the Oceanside Neighborhood Association, I have closely followed this process and believe these recommendations deserve your approval.

The ZAPR committee has conducted thorough research and engaged in extensive community dialogue. Their recommendations have been carefully vetted and approved by the Oceanside Neighborhood Association through a transparent public process.

Building heights standards strike a crucial balance between property rights and community character. Everyone with an ocean view values that view and doesn't want it blocked by taller construction in front of them. Standards allow our community appropriate oversight of future development that can impact neighbors and property values while grandfathering in existing structures.

The proposed lighting standards will reduce light pollution that disrupts wildlife migration patterns and obscures our spectacular night skies—one of Oceanside's greatest natural assets. These standards will minimize intrusive lighting while maintaining necessary safety illumination.

We bought our home in Oceanside in 2008 and have been visiting family here for over 30 years. Through my involvement with the Neighborhood Association, I've come to know many of my neighbors. I've also witnessed our community's evolution and the challenges that come with growth.

While vocal opposition often dominates public discourse, many residents quietly support these sensible regulations. Since you specifically requested feedback from Oceansiders, I want to ensure you hear from those of us who believe the ZAPR committee has faithfully represented our community's best interests.

These proposals will help preserve what makes Oceanside special while allowing for responsible growth. I urge you to approve ZAPR's recommendations.

Which are:

#851-25-000262-PLING: Reducing Building height from 35-feet to 30-feet, proposal to exempt existing structures.

#851-25-000268-PLING: Establishing lighting standards for the Oceanside area.

#851-25-000269-PLING: Create a new method for calculating building height.

#851-25-000270-PLING: Reducing Building height from 35-feet to 30-feet.

#851-25-000261-PLING: Change permitted use types for middle housing.

Lots are small in the village of Oceanside and this is important.

Thank you.
Respectfully,

Randy Olson
2000 MAXWELL MOUNTAIN ROAD
OCEANSIDE, OREGON 97134
August 28, 2025

RANDY OLSON

INSTAGRAM WEBSITE

THEPHOTOSOCIETY

THEPHOTOSOCIETY - INSTAGRAM

Sarah Thompson

From: Jeff Mason <jeffm@intfac.com>
Sent: Thursday, August 28, 2025 3:39 PM
To: Sarah Thompson
Subject: EXTERNAL: ZAPR / Zoning Input

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

Dear Members of the County Planning Commission,
My wife Janice and I purchased a home in Oceanside at the end of 2009 and have lived here full time since the beginning of 2010.

We have been staying on the sidelines of the zoning debate regarding #851-25-000262-PLNG, #851-25-000268-PLNG, #851-25-000269-PLNG, and #851-25-000270-PLNG, for the most part, because they are not likely to have significant direct impact on our current residence at 600 Ridgewood Rd W. The exception to this is we supported a petition request to the ONA to revisit the issues voted on by ONA in 2021, to allow transparency and to give the many newcomers to Oceanside a chance to weigh in on what may be an important topic to them. Our understanding is many more people supported this request than attended the original ONA zoning vote in 2021. We were disappointed when the ZAPR committee chose to ignore this request.

It is also frustrating that the editor of the Oceansider and past President of ONA, Jerry Keene, uses the vehicle of the newsletter to create bias and push his own agenda as he did recently with his commentary: "A Tale of Two Oceansides...". In that letter he lumps people into either North Oceanside or South Oceanside camps. As many of the testimonies point out there are many viewpoints, in support and opposition in both geographic areas (as well as our neutral position). This Oceansider newsletter appears to be a means of creating division and furthering a personal agenda as opposed to the typically enjoyable updates on the happenings in and around Oceanside.

In summary, although we have less concern with the zoning particulars, we feel that ONA is not representing the community as a whole in the process.

Jeffrey and Janice Mason

Sarah Thompson

From: Maria <mmboregon@yahoo.com>
Sent: Thursday, August 28, 2025 11:45 PM
To: Sarah Thompson
Cc: clay brown
Subject: EXTERNAL: Testimony to Tillamook Planning Commission

[**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 - Here is our testimony on the proposed building amendments being considered on Sept 11, 2025. for me and my husband, Clayton Brown.

When we purchased our home in 5374 Woodlawn St W in Oceanside in November 2024, we had no idea it would soon risk being considered non-conforming and be subject to a rash of new restrictions and worse. We have been visiting and staying in the Tillamook County area for 25 years and knew that we wanted to make this area our eventual home. For more than two years we had been searching for a home in the Netarts/Oceanside area.

Now that we own a house in Oceanside, it's hard to think about not being able to re-build the home that we already love so much or that our home harder to get insurance for. These new restrictions could easily cause some of the value of our home to be taken away. If our home is damaged or destroyed, we would be unable to restore our home back to its original fair market value. These restrictions also put in jeopardy our plans to make improvements to the home such as replacing the deck or adding solar panels because of possible permitting problems.

If these regulations were being proposed to address safety concerns, we might understand the need, but none of the proposed changes address safety concerns. We also understand the need for updating zoning or building requirements periodically, but we believe the proposed changes should be for NEW construction and not applied retroactively to long standing existing homes. Our home was built almost 20 years ago; this is not new construction and as such should be covered by a grandfather clause. If you start to put restrictions or non-conforming status on other existing homes throughout Tillamook County, there will be many issues including reduced new improvements and investments, reduced tax revenue and potential lawsuits. We hope to live in and contribute our time, money and energy positively to Tillamook County and Oceanside; we do not see these restrictions as helping with those goals.

Sincerely, Maria & Clayton Brown