



MEASURE 56 NOTICE

THIS IS TO NOTIFY YOU TILLAMOOK COUNTY IS CONSIDERING PROPOSED LAND USE REGULATIONS THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES LOCATED WITHIN THE UNINCORPORATED COMMUNITY OF OCEANSIDE.

NOTICE TO MORTGAGEE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER

PUBLIC HEARING DATES

<p>Tillamook County Planning Commission Hearing Thursday, August 14, 2025, at 7:00pm Port of Tillamook Bay Conference Center 4000 Blimp Boulevard Tillamook, OR 97141</p>	<p>Tillamook County Board of Commissioners Hearing October 22, 2025, at 5:30pm Port of Tillamook Bay Conference Center 4000 Blimp Boulevard Tillamook, OR 97141</p>
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Dear Property Owner:

Tillamook County has determined that adoption of proposed land use regulations may affect the permissible uses of your property and other properties located within the Unincorporated Community of Oceanside and may change the value of your property. Despite this cautionary language, which is provided to comply with Ballot Measure 56 (now ORS 227.186), Tillamook County has not determined that property values will be affected in any way as a result of any action to adopt the proposed land use regulations:

#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 TCLUO. 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 and 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. Middle housing code updates are not subject to this Measure 56 notice and are included because they will also be considered at the scheduled public hearings. Applicant is Tillamook County.

The Planning Commission may take action at the hearing on August 14, 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 as specified above 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.

The hearings will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the August 14, 2025, and October 22, 2025, hearings and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Sarah Thompson, Office Specialist 2, at Sarah.thompson@tillamookcounty.gov. The virtual meeting link for these hearings can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

The criteria applicable to review of this Ordinance Amendment are: Tillamook County Land Use Ordinance Article 9 (Text Amendments). This document is available for review at the Department of Community Development or at https://www.tillamookcounty.gov/sites/default/files/fileattachments/community_development/page/27173/article_9_amendment.pdf.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the August 14, 2025, Tillamook County Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, August 5, 2025, will be included in the hearing packet provided to the Planning Commission the week prior to the August 14, 2025, hearing.

Written testimony may also be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 12:00p.m. on the date of the October 22, 2025, Tillamook County Board of Commissioners hearing. Testimony submitted by 4:00pm on Monday, October 13, 2025, will be included in the hearing packet to the Tillamook County Board of Commissioners the week prior to the October 22, 2025, hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact the Department of Community Development at 503-842-3408 as soon as possible if you wish to have your comments included in the staff reports that will be presented to the Tillamook County Planning Commission and Tillamook County Board of Commissioners.

The proposed legislative amendments will be available for public inspection online July 10, 2025, by the end of business day at <https://www.co.tillamook.or.us/commdev/landuseapps>. The proposed amendments are also available for inspection at the Department of Community Development. To make an appointment to inspect the proposed amendments, or request a copy, please contact staff at 503-842-3408 or email Sarah Thompson, DCD Office Specialist 2, at Sarah.thompson@tillamookcounty.gov. Copies are provided at a cost of \$0.25/page.

Sincerely,

Sarah Absher, CFM, Director,
Tillamook County Department of Community Development

