

## NOTICE OF PUBLIC HEARING

**THIS IS TO NOTIFY YOU THAT TILLAMOOK COUNTY HAS PROPOSED ADOPTION OF REVISED FEMA FLOOD INSURANCE RATE MAPS (FIRMS) & CODE AMENDMENTS TO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE OF THE TILLAMOOK COUNTY LAND USE ORDINANCE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

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

In 1998, Oregon voters passed a law known as Measure 56. This law requires a notice be mailed to landowners when a change in land-use laws is proposed including amendments to the Tillamook County Comprehensive Plan and the Tillamook County Land Use Ordinance which might limit the use of their property. Measure 56 requires Tillamook County to use the wording below in all such notices.

### Tillamook County Planning Commission & Tillamook County Board of Commissioners Public Hearings

on

**# 851-18-000329-PLNG: PROPOSED LEGISLATIVE PLAN AMENDMENT TO ADOPT THE REVISED FEMA FLOOD INSURANCE RATE MAPS (FIRMS) AND AMEND ARTICLE 3, SECTION 3.510: FLOOD HAZARD OVERLAY ZONE OF THE TILLAMOOK COUNTY LAND USE ORDINANCE**

#### Tillamook County Planning Commission

**Thursday, August 23<sup>rd</sup> 2018 beginning at 7:00 p.m. in the Board of County Commissioners Meeting Rooms A & B  
Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141**

#### Tillamook County Board of Commissioners

**Wednesday, September 12<sup>th</sup> 2018 beginning at 1:00pm in the Board of County Commissioners Meeting Rooms A & B  
Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141**

Tillamook County has determined that the adoption of the revised FEMA Flood Insurance Rate Maps (FIRMs) and amendments to Section 3.510: Flood Hazard Overlay Zone of Tillamook County Land Use Ordinance may affect the permissible uses of your property and other properties and may change the value of your property. However, Tillamook County does not know how these amendments might affect the value of your property, if at all.

The proposed FEMA Flood Insurance Rate Maps (FIRMs) and amendments to Section 3.510: Flood Hazard Overlay Zone of the Tillamook County Land Use Ordinance are available for inspection at the Tillamook County Department of Community Development (located at 1510-B Third Street, Tillamook, Oregon) and on the Tillamook County Department of Community Development website: <http://www.co.tillamook.or.us/ComDev/default.htm>. The staff report and exhibits will be available for inspection on or before August 16, 2018, on the Tillamook County Department of Community Development website: <http://www.co.tillamook.or.us/ComDev/planning/LandUseApps.htm#Applications> and will also be available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the ordinance amendment proposal, proposed FIRMs and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. For additional information concerning these proposed amendments, please contact the Department of Community Development at 1-800-488-8280 or 503-842-3408. Email inquiries may be sent to [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us) or [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us).

The Planning Commission may take action at the hearing on August 23, 2018 or may continue the matter to a date and time announced at the hearing. The Planning Commission will ultimately make a recommendation to the Board of County Commissioners who will hear this matter no sooner than September 12, 2018.

**HOW TO PARTICIPATE OR SUBMIT COMMENTS:** Oral statements will be heard at the hearings. Written testimony submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon 97141 prior to 4:00 p.m. by August 14, 2018 will be included in the Planning Commission packet mailed to members the week prior to the hearing. Please contact Sarah Absher, CFM, Director, Tillamook County Department of Community Development if you wish to have your comments included in the staff report that will be presented to the Planning Commission and Board of County Commissioners.

**APPLICABLE REVIEW/APPROVAL CRITERIA:** Applicable criteria include but are not limited to: Tillamook County Land Use Ordinance Article IX (Map and Text Amendments). These criteria also require compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-004, 660-012, 660-014, 660-015, 660-022, and Oregon Revised Statutes 197.732.

**You are receiving this notice because you own property in the Unincorporated Areas of Tillamook County that may be impacted by this proposal.**

**Tillamook County**



**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
*BUILDING, PLANNING & ON-SITE SANITATION SECTIONS*

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)

Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1 (800) 488-8280

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*Land of Cheese, Trees and Ocean Breeze*

July 6, 2018

Dear Property Owner:

Tillamook County has been in the process of updating and adopting revised FEMA Flood Insurance Rate Maps (FIRMs) for the unincorporated areas of Tillamook County for the past few years. Public meetings and outreach efforts regarding these proposed map changes have been noticed and held, and the County is now within the final stages of adopting the new FEMA Flood Insurance Rate Maps (FIRMs), as required by FEMA and the National Flood Insurance Program (NFIP).

You have received a Measure 56 Notice because your property has been identified as one of the properties that may be affected by the adoption of the new FEMA FIRMs for Tillamook County. What this means is that your property may be re-mapped into an "Area of Special Flood Hazard" or re-mapped from an "A" Flood Zone to a "V" Flood Zone if your property has now been determined to be subject to ocean flooding. As stated in the Measure 56 notice, these changes may affect the permissible uses of your property and properties and may change the value of your property. However, Tillamook County does not know how these amendments might affect the value of your property, if at all.

You have received this letter because your insurance policy rates may also be affected and it is strongly encouraged that you contact your insurance agent immediately to visit about potential insurance policy implications. Policies may need to be adjusted as early as by the end of this month or policies may need to be adjusted by August 28, 2019, depending on your existing policy.

To help property owners better understand potential insurance implications, a forum sponsored by the Tillamook County Board of Realtors and the Tillamook Chamber of Commerce will be held on July 12<sup>th</sup> from 6:00pm to 8:00pm at the Partners for Rural Innovation Building, 4506 Third Street in Tillamook.

The Department is open weekdays from 8:00am to 4:00pm. Planning staff are available to provide copies of the proposed FIRMs and proposed code amendments to the Flood Hazard Overlay Zone.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, with the first name being more prominent.

Sarah Absher, CFM, Director  
Tillamook County Department of Community Development  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us) or 503-842-3408 x3317

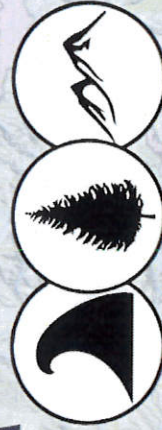
# TILLAMOOK FEMA FORUM

**JULY 12TH 2018 6-8 PM**

**@ PARTNERS FOR RURAL INNOVATION BUILDING  
4506 THIRD ST. | TILLAMOOK**

**FLOOD ZONE INFORMATION  
NEW MAPS AND THEIR IMPACT  
FLOOD INSURANCE  
COMMUNITY Q&A**

**SPONSORED BY:**



**Tillamook County  
Board of Realtors**

