



Land of Cheese, Trees and Ocean Breeze

MEMO

Date: October 3, 2025

To: Simeon Dreyfuss, President, Oceanside Neighborhood Association

From: Sarah Absher, CFM, Director

Re: September 11, 2025, Tillamook County Planning Commission Recommendations to the Board of County Commissioners Regarding Oceanside Neighborhood Association Legislative Text Amendments

The Tillamook County Planning Commission continued the August 14, 2025, public hearing to September 11, 2025, and took action at the September 11, 2025, public hearing with the following recommendations to the Board of County Commissioners. The Board of County Commissioners will hear these matters at a public hearing at 5:30pm on October 22, 2025. The Board of County Commissioners may take action at the October 22, 2025, public hearing or may continue these matters to a date and time certain that will be announced at the hearing:

#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.

Planning Commission Action: It was moved and seconded to recommend the Board of County Commissioners deny this request. Motion passed 4 in favor and 1 abstention. The abstention by the Planning Commissioner was due to his absence at the August 14, 2025, public hearing.

#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.

Planning Commission Action: It was moved and seconded to recommend the Board of County Commissioners not approve this request. Motion passed 4 in favor and 1 abstention. The abstention by the Planning Commissioner was due to his absence at the August 14, 2025, public hearing. It was also recommended that the Board of County Commissioners establish a countywide dark skies lighting ordinance. The Planning Commission applauded the efforts of the ONA on their proposal for a lighting ordinance.

#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.

Planning Commission Action: It was moved and seconded to recommend the Board of County Commissioners not approve this request. Motion passed 4 in favor and 1 abstention. The abstention by the Planning Commissioner was due to his absence at the August 14, 2025, public hearing.

#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.

Planning Commission Action: It was moved and seconded to recommend the Board of County Commissioners not approve this request. Motion passed 4 in favor and 1 abstention. The abstention by the Planning Commissioner was due to his absence at the August 14, 2025, public hearing.

#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.

Planning Commission Action: It was moved and seconded to recommend the Board of County Commissioners approve this request. Motion carried 5 in favor and 0 opposed.

The Tillamook County Planning Commission also moved to recommend the Board of County Commissioners direct staff to develop alternative language in response to the proposed building height reductions and other development-related concerns expressed by community members during hearing proceedings, and recommended that staff work with the Oceanside community on any proposed alternative language that could be considered by the Planning Commission and Board of County Commissioners at a later date. The Planning Commission suggested this process be completed as expeditiously as possible.

The Planning Commission asked staff if this recommendation to the Board of County Commissioners was feasible given timelines and staffing resources. Staff supported the motion and outlined a suggested path forward should the Board of County Commissioners agree with this recommendation and direct staff to do the work.

Motion carried 5 in favor and 0 opposed.

The record for these proceedings can be accessed here: [851-25-000262-PLNG, et al: Oceanside Neighborhood Association & Tillamook County | Tillamook County OR](#).

The public comment period for these proceedings remains open. Written comments can be submitted to the Department of Community Development with the following options:

Email: Sarah.thompson@tillamookcounty.gov

Mail: Community Development
Attn: Sarah Thompson
1510-B Third Street
Tillamook, OR 97141

Written and oral testimony may also be provided to the Board of County Commissioners at the October 22, 2025, public hearing. The hearing will take place at the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141. Comments received prior to 4:00pm on October 14, 2025, will be provided to the Board of County Commissioners in advance of the public hearing.

For those wishing to attend the public hearing remotely, a virtual meeting link will be posted on the Community Development website the day of the meeting: <https://www.tillamookcounty.gov/commdev>.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 503-842-3408 or email Sarah.thompson@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.