

LEGISLATIVE TEXT AMENDMENTS OCEANSIDE UNINCORPORATED COMMUNITY

#851-25-000262-PLNG

#851-25-000268-PLNG

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SENATE BILL 406 OBJECTIVES

- ▶ Expand opportunities for middle housing in ways compatible with Tillamook County communities
- ▶ Expand opportunities to meet some of County's housing needs
- ▶ Meet first part of Senate Bill 406 (code updates)
 - ▶ Second part to come: Housing Capacity, Housing Production Strategies, etc.



WHAT IS MIDDLE HOUSING?



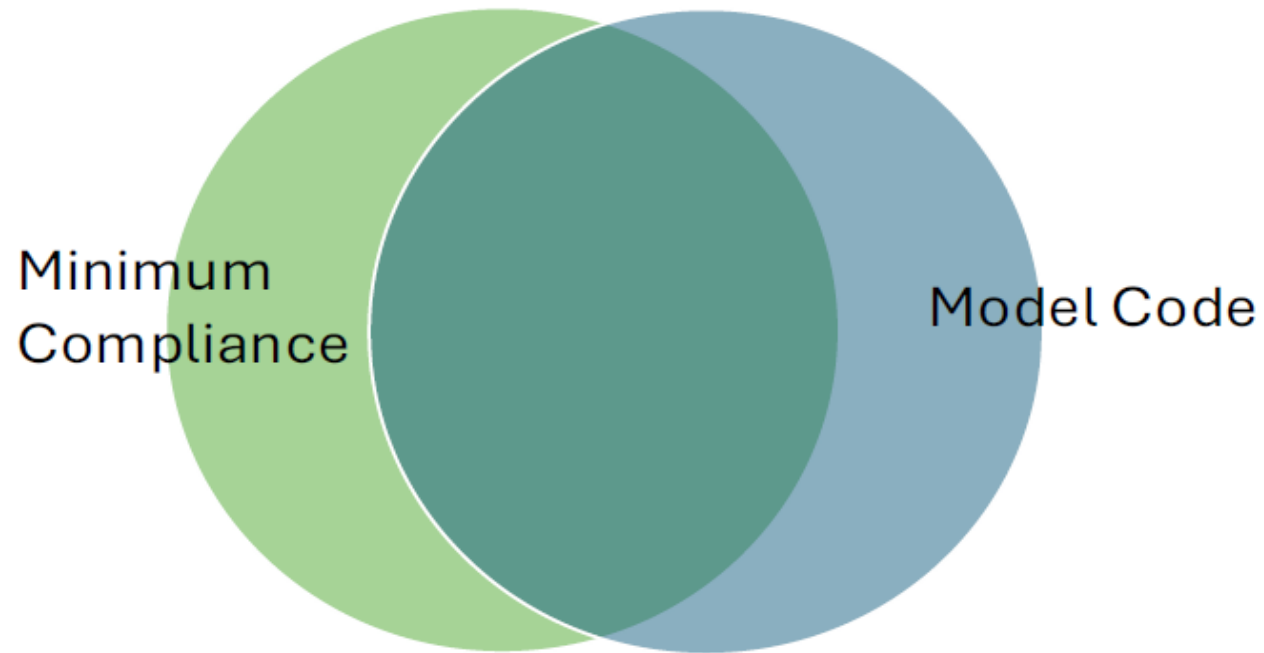
- (Accessory Dwelling Units)
- Duplexes
- Triplexes
- Quadplexes
- Townhouses
- Cottage Clusters

SENATE BILL 406 IMPLEMENTATION

PARTICIPATING UNINCORPORATED COMMUNITIES



Middle Housing Code Options



Distinctive choices:

- Attached or detached plexes
- Number of townhouses, cottages
- Design standards
- Parking
- Driveway configurations

SUMMARY OF RESIDENTIAL ZONING CODE UPDATES- RESIDENTIAL OCEANSIDE ZONE

- ▶ Permit all middle housing types outright, same as single-family in the Residential Oceanside (ROS) Zone
- ▶ Retain existing minimum lot sizes for all middle housing types
- ▶ Apply same dimensional standards as single-family
- ▶ Apply minimum parking standard as 1 space per unit for 2+ dwelling units
- ▶ Apply design standards from Model Code with Community Choices
- ▶ Continue to apply limitations within hazard areas, flood regulations
- ▶ Adoption of TCLUO Section 5.120 to establish standards for 3+ units
- ▶ Adoption of updates to the TCLDO for middle housing land divisions



PERMITTING REQUIREMENTS

- ▶ Individual sites required to demonstrate “Sufficient Infrastructure” is provided or can be provided for:
 - ▶ Sewer and Water Availability: Service Provider Letters Required (includes onsite wastewater treatment permits where needed)
 - ▶ Fire Service Provider Letter
 - ▶ Road Approach Permit
- ▶ Goal 7 Compliance: Dune Area Development Permit, Floodplain Development Permit and Geologic Hazard Report Review
- ▶ Consolidated Zoning and Building Permit Review Process- Same as for Single-Family Dwelling.

<https://www.tillamookcounty.gov/commdev>



Departments & Services

Residents

COMMUNITY DEVELOPMENT

- + Building
- Planning
- Land Use Applications
- Land Use Ordinance (LUO) (Zoning Ordinance)
- Land Division Ordinance
- Comprehensive Plan

Community Development

Planning Commission Hearing on August 14th at 7PM
Located at the Port of Tillamook Bay

Call in: 1-971-254-3149, Conference ID: 887 242 77#

[Virtual Teams Link](#)

RE: Changes to Appointment Availability
DCD has updated appointment availability. Additional times have been added for Zoning Inquiry and Zoning/Building/Sanitation Submittal appointments on Tuesday and Thursday afternoon's. 'Zoning Inquiry' and 'Zoning/Building/Sanitation Submittal' appointments have been removed. Walk in's remain unaffected. The front counter is open Monday through Thursday. Walk in's remain welcome during business hours. Priority is given to appointments.

Application Submittals to DCD
Community Development requires applications be provided in-person or mailed to the Department of Community Development, 1000 1st Street, Tillamook, OR. Scheduling an in-person appointment using the [Department's Online Book](#)



ARTICLE 9: TEXT AMENDMENT CRITERIA (TCLUO) SECTION 9.030

- (a) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;**
- (b) The proposal must be consistent with the Comprehensive Plan. (The Comprehensive Plan may be amended concurrently with proposed changes in zoning);**
- (c) The Board must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or ordinance; and**
- (d) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.**



Oceanside Neighborhood Association

PROPOSALS FOR PLANNING ACTION:
REVISIONS TO OCEANSIDE LAND USE ZONES BY
OCEANSIDE NEIGHBORHOOD ASSOCIATION
CITIZEN ADVISORY COMMITTEE

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THANK YOU

PRESENTATION CONCLUDED