

Sarah Thompson

From: Bruce Jaeger <nguyenjaeger@gmail.com>
Sent: Saturday, October 11, 2025 11:42 AM
To: Sarah Thompson
Subject: EXTERNAL: 851-25-000262-PLNG, et al: Oceanside Neighborhood Association & Tillamook County

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Hello Sarah. It is my understanding that the Commissioners are wanting to hear additional testimony on this issue. I would like to provide the following statement please. Thank you again!
bj

Good Day Commissioners,

My name is Bruce Jaeger, and I am a resident at 5372 Woodlawn St W in Oceanside, Oregon.. Thank you for the opportunity to speak regarding the proposed land use revisions.

I am writing to express my strong opposition to any changes that would **reclassify my conforming home as “non-conforming.”**

Please do not allow these revisions to move forward in a way that changes the standing of existing, lawful homes. I am not comfortable accepting verbal assurances that this reclassification will have no financial or legal consequences for me or my property in the future.

While I am not an attorney, I have to ask: **is this considered a “taking” by legal measurement?** I do not know the formal answer. What I do know is that — in the common sense and everyday meaning of the word — **it feels like a taking:** taking away value, certainty, and security from homeowners who followed the rules in good faith.

I respectfully request that the Board ensure any adopted revisions **protect existing conforming homes and avoid creating new categories of “non-conforming” properties** where none existed before. Homeowners should not be put in a position where our rights or property values are diminished because of administrative reclassification.

Thank you for your time, and for considering the very real impacts these decisions have on residents like myself.

Respectfully,
Bruce Jaeger, Oceanside

(503) 317-6150

Sarah Thompson

From: Gerald Deduonni <gdeduonni@gmail.com>
Sent: Sunday, October 12, 2025 7:11 AM
To: Sarah Thompson
Subject: EXTERNAL: Proposed changes to Oceanside homeowners residences

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Good day Sara : please refer this writing, to the Tillamook County Commissioners.

Good day Commissioners :

My name is Gerald DeDuonni, I reside at 1065 Hillsdale St. W Oceanside, Oregon. I am writing in regards to proposed residential zoning changes.

I am in opposition to the proposed changes, which would "reclassify " my home as "Non-Conforming ". Currently, my home built in 2007, meets county standards and regulations...the attempt to reclassify would position my home as "Non Conforming " which has a definite "negatived connotation". Possible impact on both legal and financial consequences are still to be determined. With this in mind, it is unconscionable to move forward without addressing these possibilities.

I respectfully request your consideration regarding these concerns, not just for myself but, also for all my neighbors. We have all worked very hard in our endeavors to be able to live in our homes by the sea.

Respectfully,

Gerald DeDuonni, Oceanside, Oregon
(916) 217-3454

Sarah Thompson

From: angela wiek <frogwiek@gmail.com>
Sent: Sunday, October 12, 2025 9:59 AM
To: Sarah Thompson
Subject: EXTERNAL: Testimony/BOCC October 22 hearing/Oceanside

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Good day, please accept this testimony to be included in the BOCC October 22 hearing packet.

I appreciate and support the Planning Commission recommendations and respectfully ask the Board of Commissioners to adopt those as proposed.

Thank you for your time and efforts for our Oceanside community,
Angela Wiek

Sarah Thompson

From: Nancy Green <nancdec@comcast.net>
Sent: Sunday, October 12, 2025 10:13 AM
To: Sarah Thompson
Subject: EXTERNAL: BOCC public hearing on 10/22/2025

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

I appreciate and support the Planning Commission recommendations and respectfully ask the Board of Commissioners to adopt those as proposed.

Regards,

Nancy Green
1510 Sunset Ave.
Oceanside

Sarah Thompson

From: Seth Wiek <sethwiek@gmail.com>
Sent: Sunday, October 12, 2025 12:27 PM
To: Sarah Thompson
Subject: EXTERNAL: BOCC October 22 hearing/Oceanside 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.]

Good day, please accept this testimony to be included in the BOCC October 22 hearing packet.

I appreciate and support the Planning Commission recommendations and respectfully ask the Board of Commissioners to adopt those as proposed.

Thank you for your time and efforts for our Oceanside community,

Seth Wiek

Sarah Thompson

From: J Waterman <jadewaterman@gmail.com>
Sent: Sunday, October 12, 2025 4:07 PM
To: Sarah Thompson
Subject: EXTERNAL: Comments for the BOCC

[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 BOCC
c/o: Sarah Thompson
RE: Proposed Oceanside Changes

To the BOCC:

I appreciate and support the Tillamook Planning Commission recommendations (to not make any changes in Oceanside at this time) and respectfully ask the Board of Commissioners to adopt those as proposed.

I do NOT support the proposals by the ONA Board on height restrictions. That proposal was not made by the majority of Oceansiders (and we did not have the chance to vote on it), and thankfully the Tillamook Planning Commission recognized our lack of vote. Their recommendations tonight reflect the appropriate choice moving forward.

Thank you!

Good Things,
Jade Waterman
480-430-5233

1355 Sunset Ave.
Tillamook, OR 97141

Sarah Thompson

From: Pam Zielinski <pzielinski@bhhsnw.com>
Sent: Monday, October 13, 2025 7:41 AM
To: Sarah Thompson
Subject: EXTERNAL: Public Comment to Tillamook County Commissioners

[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 to the Tillamook County Commissioners.

This communication is for the purpose of asking that you please refrain from causing damage to many property owners in Oceanside by reducing the current height limit in the Oceanside zoning ordinance.

There are many very steep lots in Oceanside where the owners invested with the intent of building in the future when they can afford to build, and in some cases, they have already invested in a specific houseplan which can cost tens of thousands of dollars. To [change the rules on them now](#) would make a statement that the people requesting these changes are somehow more important than the people who are damaged by the changes.

The people who are promoting this change are people who came into ownership knowing the height restrictions and they made the choice to buy their property anyway. Now they are asking you to take value away from their neighbors in order to benefit themselves. It's wrong to change the rules in the middle of the game. [It's wrong to take property value away from one owner just to increase the property value of another owner.](#)

This is worse than saying, "I've got mine, but you can't have yours." It is more like saying, "I've got mine, now I want yours, too."

If building a house 5 ft shorter than planned diminishes your ocean view, or makes your driveway now have to go downhill to enter the garage, you have lost thousands in property value. And if the purpose of making this new rule is to enhance the view of the person across the street, increasing the value of that person's property, then [it is simply not fair to the person who loses value as a result.](#)

The right thing for these people to do is to approach the owners of the lots which threaten their views and either offer to purchase the lot, or to purchase a view easement from them. This is a reasonable and fair approach to accomplish the same goal. They could buy the

lot, place a view easement on it, then resell it. If it is not for sale, they can pay the owner to buy a first right of refusal.

Please don't allow the change in height limits allowing proponents to essentially steal their neighbor's property value in order to increase their own.

Respectfully,

Pam Zielinski
5680 Castle Drive
Oceanside

Sarah Thompson

From: Yuriy Chanba <ychanba@gmail.com>
Sent: Monday, October 13, 2025 9:21 AM
To: Sarah Thompson
Subject: EXTERNAL: Testimony for BOCC hearing on October 22, Oceanside zoning

[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.

Can you please include the testimony below into the packet for the BOCC hearing on Oceanside Zoning on October 22.

Thank you very much!

Yuriy Chanba

Testimony to the Tillamook Board of County Commissioners

Re: Support for Planning Commission's Recommendation to Reject Proposed Zoning Restrictions in Oceanside

Date: October 13, 2025

From: Yuriy Chanba

Dear Chair Bell and Commissioners,

Thank you for the opportunity to provide testimony. I'm here to express my strong support for the Planning Commission's recommendation to **reject the proposed zoning restrictions in Oceanside**, and I respectfully urge you to approve their recommendation.

At the heart of Oceanside is something increasingly rare and precious: **a strong sense of community social cohesion**. This is a place where neighbors know each other, where long-time residents and newcomers interact daily, and where a mix of full-time residents, part-time owners, and visitors contribute to a vibrant and welcoming local culture.

The proposed zoning restrictions threaten to disrupt that balance.

By imposing sweeping limitations on how properties can be used or developed, these changes risk dividing the community along arbitrary lines—those who can still make use of their property per rules as of the day they acquired it, and those who cannot. They would create winners and losers in Oceanside that has, up until now and especially over the last two years through the efforts of Oceanside Action Partnership, worked hard to maintain a spirit of inclusion, cooperation, and mutual respect.

The Planning Commission clearly recognized this. After listening to extensive public input and weighing the broader impacts, they rightly concluded that these restrictions would not serve the long-term interests of Oceanside or Tillamook County. Instead of supporting cohesion, these rules would foster

resentment, reduce housing flexibility, and close doors to families and individuals who want to be part of this special community.

The zoning code should support—not undermine—the organic social fabric that makes Oceanside such a valued part of Tillamook County. Growth and change are inevitable, but they must be guided with care, and rooted in a deep understanding of what makes our communities thrive. In such a small community as Oceanside, that means protecting the ability of neighbors to live side by side, interact, adapt, and work together—not walling off the community through inflexible regulations.

I urge you to respect the careful work of the Planning Commission and approve their recommendation to reject these unnecessary and damaging restrictions. Let's protect not just the land—but the community that depends on it.

Thank you for your service and for your thoughtful consideration.

Sincerely,
Yuriy Chanba

5378 Woodlawn St, Oceanside, OR

Sarah Thompson

From: Leslie Jenkins <lesliej@gmail.com>
Sent: Monday, October 13, 2025 9:26 AM
To: Sarah Thompson
Subject: EXTERNAL: Testimony for Hearing Packet to the Board of Commissioners (Measure 56)
Attachments: Tillamook County Planning Commission Letter - Leslie Jenkins.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,

I'm sending a letter that I'd like to be part of the hearing packet presented to the Tillamook County Board of Commissioners regarding Measure 56 to reduce the building height of new structures in Oceanside.

Please confirm receipt of this email and that I met the 4pm deadline today to submit.

Thank you very much!
Leslie

Leslie Jenkins
415.367.5903

October 13, 2025

Tillamook County Planning – Board of Commissioners
1510-B Third Street
Tillamook, OR 97141
Sarah_thompson@tillamookcounty.gov

Subject: Formal Objection to Proposed Reduction in Permissible Building Height (Measure 56)

Dear Tillamook County Planning Commission:

I submit this letter to register my objection to the proposed amendment reducing the maximum building height permitted on residential parcels within the Residential Zone of Oceanside from 35 feet to 30 feet.

I have owned 2 adjacent residentially zoned parcels on Cape Meares Loop in Oceanside continuously for 20 years and have paid property taxes in full during that entire period. I purchased the lots in reliance on the existing zoning code, which permits structures up to 35 feet as measured at the median elevation of the site. My intent has always been to construct a conforming residence in which to retire. This height will provide just a peak of the ocean over existing properties in front of mine, which took advantage of the current code and are approximately 35 feet tall.

I love the Oceanside and Tillamook communities, have strong ties there including family, and call many residents my friends. This land/investment strategy has been (and is) a major part of my financial plan for retirement for two decades. The proposed reduction in height would materially and adversely affect the reasonable, investment-backed expectations I have held since acquiring the property, and it would do so without advancing a legitimate public purpose. In particular:

Reliance on Existing Regulations: The current ordinance establishes clear entitlements for building height. Courts have recognized that long-standing property owners may rely upon such entitlements when making investment decisions. Altering these rules after two decades imposes an unexpected burden on owners who acted in good faith under the original code.

Absence of Public Benefit / Unnecessary Harm: Limiting the height on my particular parcels does not protect neighboring views, as there are no downhill properties whose views would be affected by a conforming structure. The only effect would be to diminish my ability to design a residence that takes advantage of a partial ocean view — a principal attribute of the parcel — thereby reducing both my property's value and the tax base without conferring a reciprocal benefit on the community.

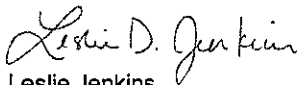
Topographical Considerations: The existing ordinance measures height from the median elevation specifically to address the unique challenges of steeply sloped parcels such as mine. Lowering the allowable height would disproportionately burden owners of sloped lots, effectively penalizing them for natural site conditions beyond their control.

Fairness and Potential Regulatory Taking: A mid-stream change that diminishes established building rights may be viewed as an arbitrary restriction and, depending on the impact, could raise concerns under state and federal takings jurisprudence. While I hope to avoid any such dispute, I respectfully submit that the Board should weigh these implications before adopting the amendment.

For these reasons, I urge the Board to preserve the current height standard. Doing so respects settled expectations, maintains equitable treatment of sloped parcels, and avoids imposing a substantial hardship on long-standing owners and taxpayers. I have counted on the existing restrictions remaining for 20 years — why change now because of what seems to be a few particular grievances of individuals? It is simply not fair that properties in front of mine are 35 feet tall, but I would be expected to now build a shorter structure.

Thank you for considering this objection.

Respectfully,



Leslie Jenkins
Mailing address:
20 Tiffany Place, Apt 5N, Brooklyn NY 11231
415.367.5903 (m) / lesliej@gmail.com

Sarah Thompson

From: Sean Aiken <seaaiken@gmail.com>
Sent: Monday, October 13, 2025 9:41 AM
To: Sarah Thompson
Subject: EXTERNAL: opposed to 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.]

Thank you to the Tillamook board of county commissioners for recognizing that the proposed zoning changes are unnecessary and unwelcome to the majority of the Oceanside community. These proposed changes by the ZAAPER group were all voted against by the majority of the community. The incorporation attempt was already voted against by the majority of the community. These small special interest groups continue to create new special interest groups with the same small cast with their special interests that we do not want here in Oceanside. Please continue to reject any zoning changes, boundary adjustments, height restrictions and any attempts to incorporate from this small group of special interest folks that continually push for this divide in the community. We don't need it and we don't want it. My home is on Maxwell Mt road and in the heart of the village.

Sean Aiken
1845 Maxwell Mt Rd, Oceanside, OR

Sarah Thompson

From: Mike Mahaffa <mikemahaffa@gmail.com>
Sent: Monday, October 13, 2025 3:09 PM
To: Sarah Thompson
Cc: Rita Mahaffa
Subject: EXTERNAL: Written testimony for the 10.22.25 BOCC meeting; Re Oceanside ONA recommendations

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Hello, as owners of real property (lot) in the Oceanside community, my wife and I consider ourselves, proudly, part of the Oceanside Community for the last 13 years that we have owned our property in Oceanside.

Both my wife and I support the 3, current, as written, ONA proposals, as we believe these 3 proposals, after long time consideration and much effort on the part of the ONA Group, we believe these 3 proposals are in the absolute best interest of the Oceanside Community, present time and in the long term future, of this small community.

Please consider our two voices in the consideration.

Thank you

Mike Mahaffa & Rita Mahaffa
M) 503 799 2538
Off Highland Drive, Oceanside

Sarah Thompson

From: Missy Cory <missycorylpc@gmail.com>
Sent: Wednesday, October 15, 2025 11:58 AM
To: Sarah Thompson
Subject: EXTERNAL: Re: Comments for 10/22/25 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.]

Hi Sarah,

I realized after sending my comments prior to the deadline yesterday I forgot to include I am one of the owners of the property at 600 Norwester Rd, Oceanside.
I'm unsure if you need that noted to add my comments.

Thanks!
Missy

On Tue, Oct 14, 2025 at 7:11 AM Missy Cory <missycorylpc@gmail.com> wrote:
Hello Sarah,

Please forward my comments below to the BOCC for the 10/22/25 hearing.

Thanks!
Missy Cory

Attn: Tillamook County BOCC

Thank you for your consideration of the items presented to you today.

Please vote no on the proposals in front of you (building height, height calculations, variances). Based on the amount of testimony you have received to date, it is evident the community of Oceanside is very divided between opposition and support for these measures. At this juncture, the current county regulations are sufficient and keeping them intact will protect property owners' rights.

On the note of a dark sky initiative, I support looking into a larger solution that applies further than Oceanside.

Thank you,
Missy Cory

Sarah Thompson

From: Guy DeKlotz <gdeklotz@gmail.com>
Sent: Tuesday, October 14, 2025 4:37 PM
To: Sarah Thompson
Subject: EXTERNAL: 10/25 Board of County Commissioners 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.]

Greetings Sarah,

Please include this into the public record for the upcoming hearing.

My name is Guy DeKlotz. My wife and I own the lot at 600 Norwester in Oceanside. We have entered written testimony before requesting that the board not pass the proposed building height changes that have been brought before this body. At the request of the ONA leadership, who have requested that we send feedback on potential actions that the board may take on this particular issue, I'm writing to ask, again, that the new building height standard (reducing max height from 35' to 30') not be passed. Apparently, there is a whole different initiative in process where we will undoubtedly be taking on these issues again within the community, so perhaps it is best to just leave the current county-wide standards in place as this other initiative moves forward. Hopefully other solutions can be found in that process instead of this heavy-handed effort that will have an impact on all residents & owners in the current defined boundaries of Oceanside, whether it has an impact on anyone around them or not.

Appreciated.

-Guy DeKlotz