



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000542-PLNG:
TILLAMOOK SCHOOL DISTRICT #9
TILLAMOOK HIGH SCHOOL FIELD BUILDING REPLACEMENT PROJECT**

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

January 30, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on January 30, 2026. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141 and can be found on the Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before 4:00pm on February 11, 2026. This decision will become final on February 11, 2026, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article 10.

Request: A Conditional Use request for expansion/alteration of an existing non-conforming use to replace the existing field building with a new field building on that portion of the Tillamook High School campus zoned Farm (F-1).

Location: The subject property is primarily located in the City of Tillamook Urban Growth Boundary, UGB, at 2605 Twelfth Street, a city street, and designated as Tax Lot 400 in Section 31B of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Farm (F-1) & Tillamook Public and Semi-Public (P & S-P) Zone

Applicant/Property Owner: Tillamook School District #9, 2510 1st Street, Tillamook, OR 97141

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS and 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved Zoning Permit and Building Permit from the Tillamook County Department of Community Development for the new, replacement high school field building.
3. A site plan, drawn to scale, illustrating the location of the new, replacement high school field building and required setbacks shall be provided at the time of Zoning Permit and Building Permit submittal.
4. The applicant/property owner shall provide an updated service provider letter from the City of Tillamook verifying water and sewer availability to the proposed replacement high school field building to the Department at the time of Zoning Permit and Building Permit submittal.
5. The applicant/property owner shall provide an updated service provider letter from the Tillamook Fire Department for the proposed replacement high school field building to the Department at the time of Zoning Permit and Building Permit submittal.
6. The applicant/property owner shall adhere to applicable development standards in TCLUO Section 3.002 Farm (F-1) Zone for development within the area of the high school campus.
7. Development of the property shall adhere to applicable development standards in TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone and TCLUO Section 3.510: Flood Hazard Overlay (FH) Zone.
8. This approval is for the replacement of the existing high school field building with a new field building. Further development within that portion of the high school campus zoned Farm (F-1) is subject to land use review by the Tillamook County Department of Community Development.
9. This approval shall be void on January 30, 2030, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

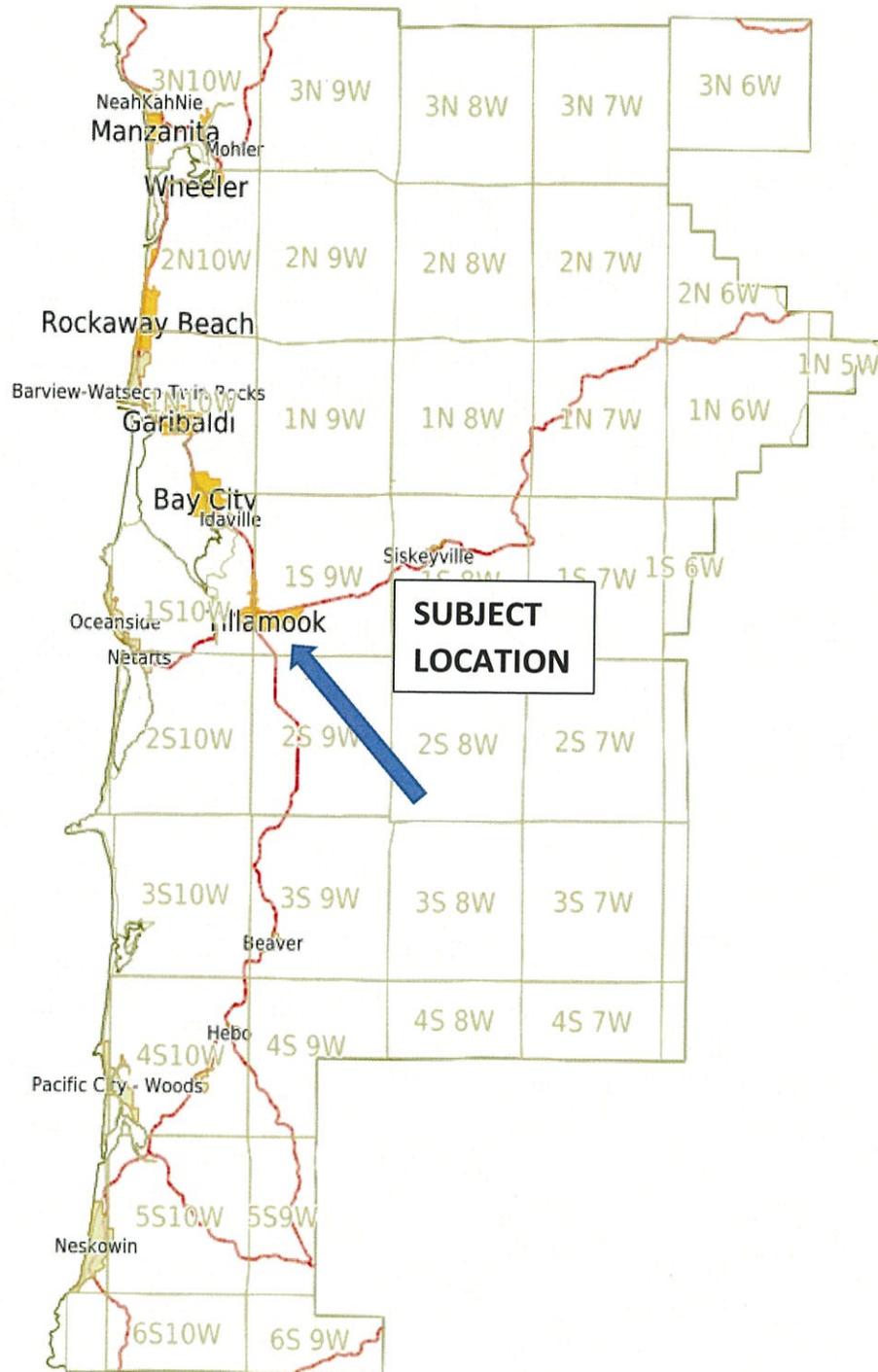
Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

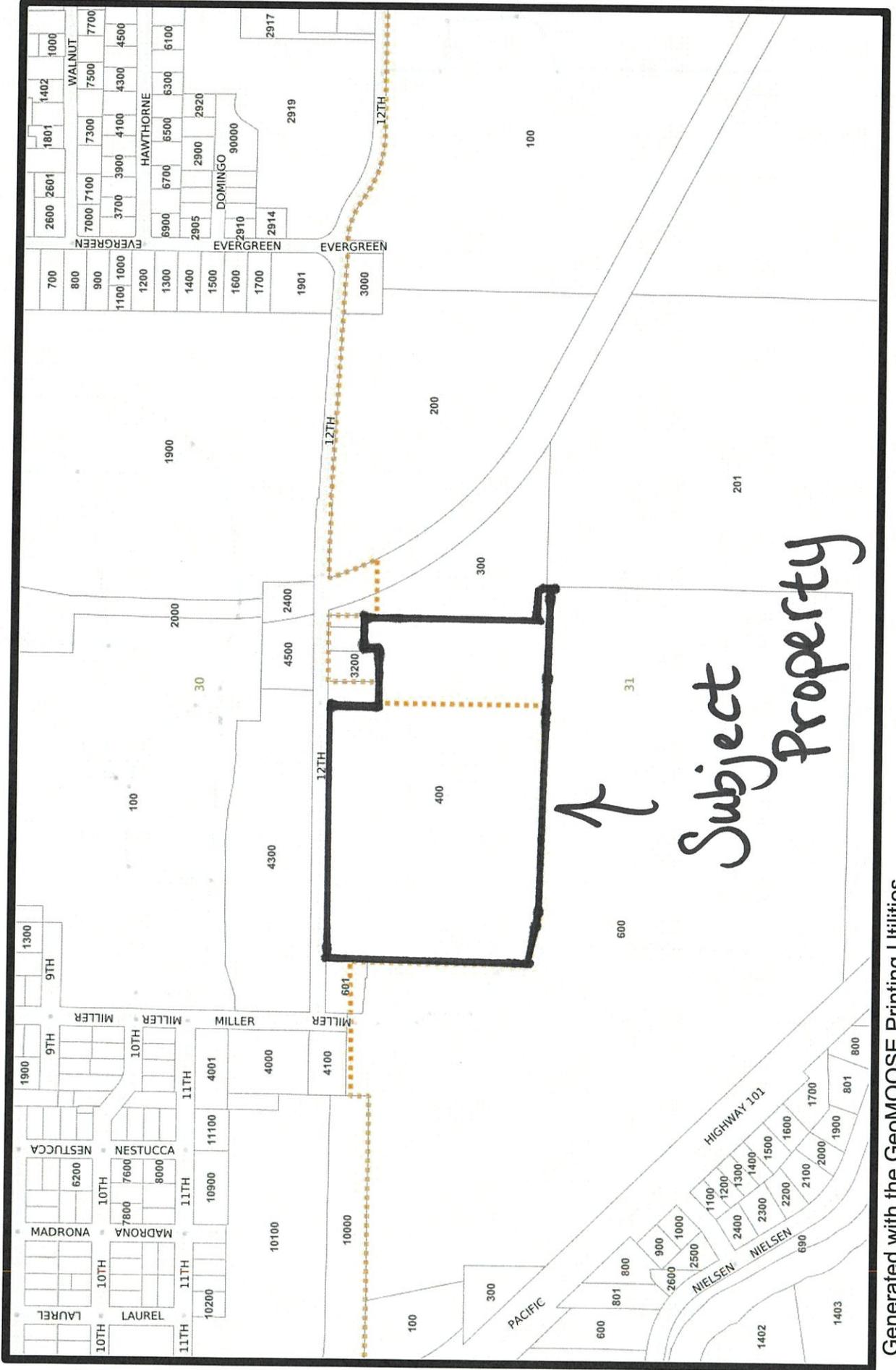
Enclosed: Vicinity & Zoning Maps

VICINITY MAP



#851-25-000542-PLNG: TILLAMOOK HIGH SCHOOL
FIELD BUILDING REPLACEMENT PROJECT

Map





Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000542-PLNG:
TILLAMOOK SCHOOL DISTRICT #9
TILLAMOOK HIGH SCHOOL FIELD BUILDING REPLACEMENT PROJECT**

Decision Date: January 30, 2026

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

Request: A Conditional Use request for expansion/alteration of an existing non-conforming use to replace the existing field building with a new field building on that portion of the Tillamook High School campus zoned Farm (F-1) (Exhibit B).

Location: The subject property is primarily located in the City of Tillamook Urban Growth Boundary, UGB, at 2605 Twelfth Street, a city street, and designated as Tax Lot 400 in Section 31B of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Farm (F-1) & Tillamook Public and Semi-Public (P & S-P) Zone

Applicant: Tillamook School District, 2510 1st Street, Tillamook, OR 97141

Property Owner: Tillamook School District, 2510 1st Street, Tillamook, OR 97141

Property Description: The subject property is roughly 17-acres in size and is irregular in shape (Exhibit A). The subject property is improved with a school building and various accessory structures and improvements to support operation of the high school campus. County records indicate structures part of the high school campus date back to the 1950's and establish the use of the subject property as a public high school campus prior to adoption of zoning ordinances by the city and county.

The subject property is located on a northern, upper benched area of land that runs along Twelfth Street, a city street. Area immediately south of the subject property slopes in a downward southerly direction to relatively flat agricultural areas part of the Trask River flood basin (Exhibit A).

The subject property is surrounded by agricultural lands zoned Farm (F-1) to the west, south and east. Properties abutting the school campus at the northeast and northwest corners are within the City of Tillamook city limits and Urban Growth Boundary, and are zoned industrial and residential, respectively (Exhibit A). Properties to the north are within Tillamook City limits and zoned industrial and residential. The Tillamook High School campus also extends to the north, across Twelfth Street, and is identified as Tax Lot 4300 (Exhibit A). Improvement of properties adjacent to the high school campus and in the greater vicinity are consistent with allowable uses of industrial, agricultural and residential zoning districts.

The subject property, including the area proposed for development with the replacement of a field building, is primarily located in Flood Zone X, 'Areas of minimal flood hazard' as depicted on FEMA FIRM 41057C0579F dated September 28, 2018 (Exhibit A). As also depicted on the FEMA FIRM, some areas of the high school campus are mapped as Areas of Special Flood Hazard with an AE Zone designation (Exhibit A).

In review of the State of Oregon Wetland Inventory Map, freshwater emergent wetlands are identified in the southeastern region of the subject property, including a small riverine feature that traverses through this region of the property (Exhibit A). In review of the map, staff finds the area proposed for development (replacement field building) is not located within this identified wetland area or within close proximity to the riverine feature (Exhibits A & B).

In review of the NRCS soil data for this area, the school campus and property is located on high value farmland soils (Exhibit A). For purposes of this review and the provisions of the Farm (F-1) zone, the classification of soils is does not factor into the applicant's proposal to replace an existing field building with a new field building given the provisions of ORS 215.283(1)(aa) and ORS 215.135(1), both of which are further analyzed in this report and in the Applicant's submittal (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.002: Farm (F-1) Zone
- B. Section 3.550: Freshwater Wetlands Overlay (FW) Zone
- C. Article 6: Conditional Use Procedures and Criteria
- D. Article 7: Nonconforming Uses and Structures

III. ANALYSIS:

A. Section 3.002: Farm (F-1) Zone

The purpose of the Farm Zone (F-1) is to protect and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products. The Farm Zone is also intended to allow other uses that are compatible with agricultural activities, to protect forests, scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county. It is also the purpose of the Farm Zone to qualify farms for farm use valuation under the provisions of ORS Chapter 308.

1. **Section 3.002(15)** identifies the uses permitted in the Farm Zone in tabular format and identifies public or private schools for kindergarten through grade 12 as a use permitted conditionally in the zone subject to TCLUO 3.002(4)(t), 3.002(4)(w), and 3.002(5) as well as other applicable criteria and standards which are discussed further below.
2. **Section 3.002(4)(t)** states that *'schools as formerly allowed pursuant to ORS 215.283(1)(a) that were established on or before January 1, 2009, may be expanded if:*
 1. *The Conditional Use Review Criteria in Subsection (5) are met; and*
 2. *The expansion occurs on the tax lot on which the use was established on or before January 1, 2009, or a tax lot that is contiguous to the tax lot that was owned by the applicant on January 1, 2009.'*

Findings: Staff finds that the proposed replacement of the existing high school field building with a new field building is a building essential to the operation of an existing school, is primarily for the residents of the rural area in which the school is located, and is a use permitted conditionally in the Farm (F-1) zone, subject to approval of applicable review criteria and satisfaction of applicable standards. While the high school campus and proposed location of the replacement high school field building are located on high value farmland soils (Exhibit A), the expansion of use and replacement of the existing building may be allowed provided the expansion complies with ORS 215.296 (#1 above) and #2 above. Additionally, the high school is a public school for grades 9-12 and as already stated, the new high school field building is a building essential for the operation of the high school. The Applicant provides additional analysis and findings in "Exhibit B" and staff concurs with the Applicant's analysis, findings and evidence to support the findings.

Applicant states the new location of the replacement high school field building is approximately 100-feet to the east of the current building footprint of the existing field building and will be slightly larger than the existing building footprint (Exhibit B). Applicant adds that the new replacement building will be committed to storage and athletic purposes, contain boys' and girls' locker rooms and restrooms and will be served by existing water and sewer service already improved onsite (Exhibit B).

Applicant is seeking conditional use approval for this request to replace an existing field building with a new field building, justified by the analysis, findings and evidence made part of the application submittal (Exhibit B). In the alternative, applicant is seeking approval of the request by way of a non-conforming minor review involving the replacement of a structure devoted to a non-conforming use or when a new use is added to the existing use (Exhibit B). Demonstration that the structure is only suitable for the non-conforming use is required and determination of adequate demonstration must be made as part of the procedure and criteria of a Minor Review under TCLUO Section 7.020(11).

Staff supports the Applicant's request by way of an alternative approval as a precautionary measure (Exhibit B). The non-conforming minor review criteria contained in TCLUO Section 7.020(11) are also addressed in this report.

3. **Section 3.002(4)(w)**, 'General Standards' contains the following requirements applicable to the proposal:
 1. *Three-mile setback. For uses subject to this subsection*
 - a. *No enclosed structure with a design capacity greater than 100 people, or group of structures with a total design capacity of greater than 100 people, shall be approved in connection with the use within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4, or*

unless the structure is described in a master plan adopted under the provisions of OAR chapter 660, division 34.

b. Any enclosed structures or group of enclosed structures described in paragraph 1 within a tract must be separated by at least one-half mile. For purposes of this Subsection, "tract" means a tract that is in existence as of June 17, 2010.

c. Existing facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law, but enclosed existing structures within a farm use zone within three miles of an urban growth boundary may not be expanded beyond the requirements of this ordinance.

...

3. Expansion standards. Existing facilities wholly within a farm use zone may be maintained, enhanced or expanded on the same tract, subject to other requirements of law. An existing golf course may be expanded consistent with the requirements of Table 1 and Subsection (5).

Findings: The subject property is partially within Tillamook city limits and is within 3 miles of the urban growth boundary (Exhibit A). In review of the Applicant's submittal, staff finds the design capacity of the replacement field building (50-feet by 100-feet) will slightly exceed capacity for 100 people; however, records confirm the use of the property as a school is a lawfully established use prior to 2009 and the expansion is allowed through the conditional use review process. As an alternative and precautionary measure, the proposed expansion is also considered in this report in conjunction with the non-conforming minor review criteria contained in Article 7.

4. **TCLUO Section 3.002(5)** requires that an application for a use permitted conditionally in the Farm Zone demonstrate compliance with the following criteria in addition to the Conditional Use Criteria in TCLUO Article 6 Subsection 040.

(a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

(b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

Findings: As illustrated in "Exhibit A", agricultural (farming) activities are a predominant use within the vicinity on properties to the south as well as to the east and west, characterized by farm tracts varying in size primarily in use for dairying as well as agricultural land leased to surrounding dairies (Exhibit A). Practices which can reasonably be expected to occur in association with dairy operations include such activities as manure management, breeding and rearing of livestock, chemical applications, irrigation, seeding, mowing and cutting, truck and tractor traffic, etc.

Applicant provides a summary of uses and ownership of adjacent properties and their improvements where applicable (Exhibit B). Applicant adds that there will be no expected increase in student or non-student activities resulting from construction of the replacement building, and that no material, offsite changes are anticipated to result from the construction of a new (replacement) field building (Exhibit B).

Applicant states the new, replacement high school field building will not force a significant change in accepted farm or forest practices on surrounding lands given the new field building is located in an area that has been committed to school purposes for many decades and is not immediately adjacent to any lands actively farmed (Exhibit B). County Assessor records indicate the Farm (F-1) zoned land immediately adjacent to the area of the subject property proposed for the replacement field building is also owned by Tillamook School District #9 (Exhibit A).

The proposed location of the replacement field building is at least 300-feet north of active agricultural operations to the south and several hundred feet from active agricultural operations to the west and east

(Exhibits A & B). Agricultural operations to the west and east are separated from the project location by existing school improvements, additional property owned by the school district, a railroad right of way and property zoned Rural Industrial (Exhibits A & B).

As described previously in this report, the high school campus is located on the northern, upper portion of benched topography that runs along Twelfth Street, a city street. The surrounding areas zoned Farm (F-1), specifically to the south, are located on the lower floor of the benched topography, several feet below the high school campus. Staff finds that the elevation differences resulting from the benched topography of this area serve as a barrier to prevent potential conflicts between the proposed school use and dairy operations to the west (Exhibits A & B).

Staff finds that, given the historical long-standing use of the site as a public high school, the location of the replacement field building and agricultural activities, topographical and elevation separation between the high school campus and surrounding actively farm lands and existence of barriers that serve to prevent conflicts, significant changes in accepted farm practices or significant increase in the cost of farm practices in the surrounding area are not anticipated. Staff finds that these criteria can be met through compliance with Conditions of Approval.

B. Section 3.550: Freshwater Wetlands Overlay (FW) Zone:

The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

- (a) Significant Goal 5 Wetlands: wetlands identified as “significant” in the Goal 5 Element of the Comprehensive Plan;*
- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

Findings: The wetlands identified on the Oregon State Wetland Inventory Map are identified as freshwater emergent wetlands and are not inventoried as Significant Goal 5 Wetlands in the County’s Comprehensive Plan. Because the wetlands identified on the subject property are not inventoried as significant wetlands, they are determined to be “notification wetlands” as specified above.

Uses permitted in the underlying zone are also permitted on classified notification wetlands, provided notice of development activities, permits and land-use decisions is sent to the Oregon Department of State Lands. Notice of the proposed development and review of this land use application was provided to the Oregon Department of State Lands through the wetland notification process (WLUN) established by this agency. Notice was provided via the WLUN process on December 17, 2025. No comments were received.

C. Article 6: Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff’s findings and conclusions, are indicated below.

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 750 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on December 17, 2025. No comments were received during the 14-day public comment period.

2. Section 6.040 Review Criteria

1. *The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

Findings: As discussed previously in this report, staff finds that TCLUO Section 3.002(4)(t) indicates that the proposed expansion of the public high school use with the replacement of an existing field building with a new field building is a use allowed conditionally in the Farm (F-1) zone.

This criterion is met.

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

Findings: Staff finds that the proposed use is permitted conditionally in the Tillamook County Land Use Ordinance. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Applicant's response to this criterion is included in "Exhibit B" of this report. Relevant Tillamook County Comprehensive Plan Goal elements and policies in relation to this conditional use request are further discussed below:

- Tillamook County Comprehensive Plan Goal 1 Element: The Planning Process
Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.
- Tillamook County Comprehensive Plan Goal 2 Element: THE LAND USE PLAN
Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program and describes the development of Tillamook County's Comprehensive Plan including justification for identifying exception areas.
- Tillamook County Comprehensive Plan Goal 3 Element: AGRICULTURAL LANDS
Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
- Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
- Tillamook County Comprehensive Plan Goal 5 Element: NATURAL RESOURCES
Summary: The purpose of Goal 5 is to protect natural resources, and conserve scenic and historic areas and open space. Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

This conditional use request has been properly noticed according to the notification procedures outlined in Article 10 of the TCLUO, consistent with the policies contained in the Goal 1 element of the Tillamook County Comprehensive Plan.

Findings and evidence in this staff report confirm the proposed use is not in conflict with the goals and policies contained within Comprehensive Plan elements 3 and 4, supported by the farm and forest impact analysis required under ORS 215.296 and the provisions of ORS 215.283(1)(aa) and ORS 215.135(1), which allow for the existing high school field building to be replaced with a new high school field building on that portion of the subject property zoned Farm (F-1) (Exhibit B).

Wetlands are identified on the subject property; however, these wetlands are not inventoried in the Goal 5 Element of the Tillamook County Comprehensive Plan as significant wetlands and are considered to be “notification wetlands”. Following the procedures set forth in TCLUO Section 3.550: Freshwater Wetlands Overlay Zone, notification of the application and proposed development was submitted to the Oregon Department of State Lands on December 17, 2025. No comments were received.

- **Tillamook County Comprehensive Plan Goal 7 Element: HAZARDS**
Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there. In Tillamook County, the purpose of addressing hazards is not meant to restrict properties from development, but to institute policies concerning potential problems, so they can be considered before financial losses and possible injury which may be avoided by the application of the policies formulated in the Comprehensive Plan.

The subject property, including the area proposed for development with the replacement of the high school field building, is primarily located in Flood Zone X, “Areas of minimal flood hazard” as depicted on FEMA FIRM 41057C0579F dated September 28, 2018 (Exhibit A). As also depicted on the FEMA FIRM, some areas of the high school campus are mapped as Areas of Special Flood Hazard (SFHA) with an AE Zone designation (Exhibit A).

Depending on location of future development of the subject property, applicable provisions of the County’s Flood Hazard Overlay Zone may apply; however, these provisions do not directly apply to the proposed development of the new, replacement high school field building given the area for development is outside the mapped SFHA (Exhibits A & B).

- **Tillamook County Comprehensive Plan Goal 10 Element: HOUSING**
Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. This Goal element within the Tillamook County Comprehensive Plan focuses on the separation of housing needs and opportunities in both rural and urban areas. There is a strong tie to the Goal 11: Public Facilities and Goal 14: Urbanization elements of the Comprehensive Plan in this section.

The subject property has been developed and used as a public high school since or before 1951, as per County Assessor records. Staff finds that the use of property and underlying zoning designations are not residential zones (Exhibit A).

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**
Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned

in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outlines types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.

- Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION

Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.

- Tillamook County Comprehensive Plan Goal 14 Element: URBANIZATION

Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. This Goal element of the Tillamook County Comprehensive Plan focuses largely on development within unincorporated communities, public facility limitations to rural areas, and impacts of urban sprawl on resource lands.

The Goal 11 element of the Tillamook County Comprehensive Plan specifically states, "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for the needs and requirements of the urban, urbanizable and rural areas to be served."

As stated previously in this report and in evidence provided by the Applicant, there is no expected or anticipated increase in the intensity of use of the high school campus resulting from the construction of a new high school field building to replace the existing high school field building that would necessitate increased services related to water, sewer or transportation. Public services and facilities, including a long-established transportation system, are already established in this area and serve the Tillamook High School campus.

Services include emergency response, electricity, sewer, water and transportation, and these services have provided utility service to the high school campus prior to July 28, 1998. While OAR 660-011-060 prohibits extension of sewer lines to lands outside a UGB, the existing sewer system already in place will serve the proposed replacement field building.

- Tillamook County Comprehensive Plan Goal 16 Element: ESTUARINE RESOURCES

Summary: This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."

- Tillamook County Comprehensive Plan Goal 17 Element: COASTAL SHORELANDS

Summary: The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.

- Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES

Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes. Several categories of dunes are described and discussed in this element of the Tillamook County Comprehensive Plan, and includes discussion about where residential, commercial and industrial uses are prohibited. Goal 18 Exception areas are also inventoried within this element which allow for residential, industrial and commercial uses in dune areas that would otherwise be prohibited.

The subject property is not located in an area where policies in conjunction with the coastal comprehensive plan goal elements apply.

In review of applicable goals and policies of the County's comprehensive plan, and based upon the findings outlined above, Staff concludes this criterion is met.

3. *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings: The subject property is roughly 17-acres in size and is irregular in shape (Exhibit A). The subject property is improved with a school building and various accessory structures and improvements to support operation of the high school campus. County records indicate structures part of the high school campus date back to the 1950's and establish the use of the property as a school campus prior to adoption of zoning ordinances by the city and county. Utilities including water, sewer and transportation infrastructure are developed onsite and long-established in this area.

The subject property is located on a northern, upper benched area of land that runs along Twelfth Street, a city street. Area immediately south of the subject property slopes in a downward southerly direction to relatively flat agricultural areas part of the Trask River flood basin.

The subject property, including the area proposed for development with the replacement of a field building, is primarily located in Flood Zone X, "Areas of minimal flood hazard" as depicted on FEMA FIRM 41057C0579F dated September 28, 2018 (Exhibit A). As also depicted on the FEMA FIRM, some areas of the high school campus are mapped as Areas of Special Flood Hazard (SFHA) with an AE Zone designation (Exhibit A).

In review of the State of Oregon Wetland Inventory Map, freshwater emergent wetlands are identified in the southeastern region of the subject property, including a small riverine feature that traverses through this region of the property (Exhibit A). In review of the map, staff finds the area proposed for development (replacement field building) is not located within this identified wetland area and is not located within close proximity of the identified riverine feature that traverses through the southeastern region of the subject property (Exhibits A & B).

Staff finds that the subject property is suitable for the proposed replacement of the existing high school field building with a new field building given the relatively flat topography and availability of land area in this region of the subject property, lack of any natural hazards identified in the area proposed for development of the replacement high school field building, and access and utility service improvements.

This criterion is met.

- 4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

Findings: The subject property is partially zoned Farm (F-1) and abuts Farm zoned properties to the west, south and east (Exhibit A). Residential and industrial development is also predominant within the greater vicinity (Exhibit A). Potential impacts to farm uses on surrounding properties is addressed above through the required ORS 215.296 analysis.

Given the historical use of the subject property as a public high school, the development of a new, replacement high school field building is not anticipated to increase the intensity of uses associated with operation of a high school campus. The proposed location of the new, replacement high school field building is within the property boundaries of the subject property and within close proximity to other associated uses for high school outdoor and recreational activities, including the high school track (Exhibit B). For these reasons, Staff finds no significant impacts are anticipated to result from development of the new, replacement high school field building that would substantially limit, impair or prevent uses on surrounding properties.

This criterion is met.

- 5. The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

Findings: Staff does not find any record of such facilities in the area. Applicant states that such facilities do not exist near the school site (Exhibit B). Staff concludes that this criterion has been met.

- 6. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

Findings: Notice of this request was provided to the City of Tillamook, Tillamook Fire District, the Soil and Water Conservation District and Tillamook County Public Works, among other agencies, and no comments were received during the 14-day public comment period. As stated previously in this report, services and public facilities exist in this area and already serve the high school campus. No anticipated increase in use of public facilities and services is anticipated to result from the proposed development to replace the existing high school field building with a new field building.

Staff finds that as a Condition of Approval, documentation confirming availability of public facilities and services to serve the proposed new high school field building can be submitted to the Department at the time of Zoning and Building permit application submittal.

Staff concludes that this criterion is met through compliance with Conditions of Approval.

D. Article 7: Non-Conforming Uses and Structures

The purpose of the NONCONFORMING USES AND STRUCTURES provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses which pre-date, and which do not comply with, this Ordinance. The intent is to allow changes to nonconforming uses and structures in a manner that does not increase the level of adverse impact to surrounding areas. These provisions are intended to be consistent with ORS 215.130.

TCLUO Section 7.020(1): Definitions: A nonconforming use is defined in the Tillamook County Land Use Ordinance (TCLUO) Section 7.020 as “A use that does not conform to current requirements of this Ordinance but which legally existed at the time the applicable section(s) of the Ordinance took effect and has continued into the present without discontinuance as described in Section 7.020 (6).”

Expansion of a non-conforming use is defined as, “Any increase in any external dimension of a structure, or any increase in land area devoted to a use.”

TCLUO Section 7.020(5)(b) states, “If a *NONCONFORMING USE* involving a structure is replaced or a new use is added to the existing use, the new use shall conform to the current requirements of this ordinance, unless it is determined that the structure is suitable only for nonconforming uses. Such determination shall be made as part of the procedure and criteria of Minor Review under Section 7.020(11).”

Findings: As established previously in this report, the use of the property as the Tillamook High School and associated improvements dates back to the early 1950’s, per County Assessors records and other evidence in the record (Exhibits A & B). As a precautionary measure, the Applicant has submitted an analysis of the replacement of the existing field building with a new field building in accordance with the provisions for review of an expansion of a non-conforming use.

TCLUO Section 7.020(4): Alteration or Expansion: indicates that the expansion of a nonconforming use shall be subject to satisfaction of the Nonconforming Minor Review criteria.

Findings: TCLUO Article 10 requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 750 feet of the subject property and applicable agencies. Staff must allow at least 14 days for written comment and must consider received comments in making the decision.

Findings: A notice of the request was mailed to property owners within 750 feet of the subject property and impacted agencies on December 17, 2025, in conjunction with notice of review of the conditional use request for the proposed replacement field building project. As stated previously in this report, no comments were received during the 14-day public comment period.

1. Article VII, Section 11 Minor Review

Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

- i. A comparison of existing use or structure with the proposed change using the following factors:*
 - (1) Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*
 - (2) Number and kinds of vehicular trips to the site;*

Findings: Applicant states the uses will remain consistent with those of a public school and no additional vehicle activity or noise, vibration, dust, odor, fumes, glare or smoke will be generated for this continued established use (Exhibit B).

Staff find that the proposed expansion of the use of the high school campus with the replacement field building and location of the proposed building will not affect the listed items.

These criteria are met.

- (3) *Amount and nature of outside storage, loading and parking;*
- (4) *Visual impact;*
- (5) *Hours of operation;*
- (6) *Effect on existing vegetation;*
- (7) *Effect on water drainage and water quality;*

Findings: Applicants' proposal does not identify additional outside storage as part of the proposed development, and no impacts to existing parking areas resulting from the construction of the replacement field building (Exhibit B). Applicant states the proposed development does not generate hours of operation beyond what is established for the existing use of the property as a high school campus. Applicant adds there are no changes on existing vegetation, no change in water drainage or water quality and no other or different negative offsite impacts anticipated by the replacement of the existing high school field building with a new field building (Exhibit B).

These criteria are met.

- (8) *Service or other benefit to the use or structure provides to the area; and*
- (9) *Other factors relating to conflicts or incompatibility with the character or needs of the area.*

Findings: Applicant details the use of the subject property will remain a high school campus located in an area with other established uses. Applicant adds that there is an enhancement of the benefit to the local community by enhancing this publicly owned school facility (Exhibit B).

These criteria are met.

ii. The character and history of the use and of development in the surrounding area.

Findings: The subject property is located on a northern, upper benched area of land that runs along Twelfth Street, a city street. Area immediately south of the subject property slopes in a downward southerly direction to relatively flat agricultural areas part of the Trask River flood basin.

The subject property is surrounded by agricultural lands zoned Farm (F-1) to the west, south and east. Properties abutting the school campus at the northeast and northwest corners are within the City of Tillamook city limits and Urban Growth Boundary, and are zoned industrial and residential, respectively (Exhibit A). Properties to the north are within Tillamook City limits and zoned industrial and residential. The Tillamook High School campus also extends to the north, across Twelfth Street, and is identified as Tax Lot 4300 (Exhibit A). Improvement of properties adjacent to the high school campus and in the greater vicinity are consistent with allowable uses of industrial, agricultural and residential zoning districts.

The residential, industrial and agricultural uses established in the vicinity have been established for several decades, as has the Tillamook High School campus. The proposed expansion to replace the existing field building with a new field building does not alter the established use of the property and is essential for operation of the high school- specifically for recreational and physical sports activities for the students. As stated by the applicant, the replacement field building will be located approximately 100-feet east of the existing field building; however, the location remains on the high school campus property where approximately 200-feet of buffer of additional high school property is maintained between the eastern side of the building and the Port of Tillamook Bay railroad right of way (Exhibits A & B).

(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010. The Department may require the applicant to submit a site survey or similar information to assist in making these determinations.

Findings: The subject property is not a corner lot and the requirements of TCLUO Section 4.010 are not applicable (Exhibits A & B). The Applicant's site plan demonstrates there is more than 6-feet of separation between structures.

Staff finds that the proposed development consisting of replacing an existing field building with a new field building will have no greater adverse impact on neighboring areas than the existing field building.

These criteria are met.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on February 11, 2026.**

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved Zoning Permit and Building Permit from the Tillamook County Department of Community Development for the new, replacement high school field building.
3. A site plan, drawn to scale, illustrating the location of the new, replacement high school field building and required setbacks shall be provided at the time of Zoning Permit and Building Permit submittal.
4. The applicant/property owner shall provide an updated service provider letter from the City of Tillamook verifying water and sewer availability to the proposed replacement high school field building to the Department at the time of Zoning Permit and Building Permit submittal.
5. The applicant/property owner shall provide an updated service provider letter from the Tillamook Fire Department for the proposed replacement high school field building to the Department at the time of Zoning Permit and Building Permit submittal.
6. The applicant/property owner shall adhere to applicable development standards in TCLUO Section 3.002 Farm (F-1) Zone for development within the area of the high school campus.

7. Development of the property shall adhere to applicable development standards in TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone and TCLUO Section 3.510: Flood Hazard Overlay (FH) Zone.
8. This approval is for the replacement of the existing high school field building with a new field building. Further development within that portion of the high school campus zoned Farm (F-1) is subject to land use review by the Tillamook County Department of Community Development.
9. This approval shall be void on January 30, 2030, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

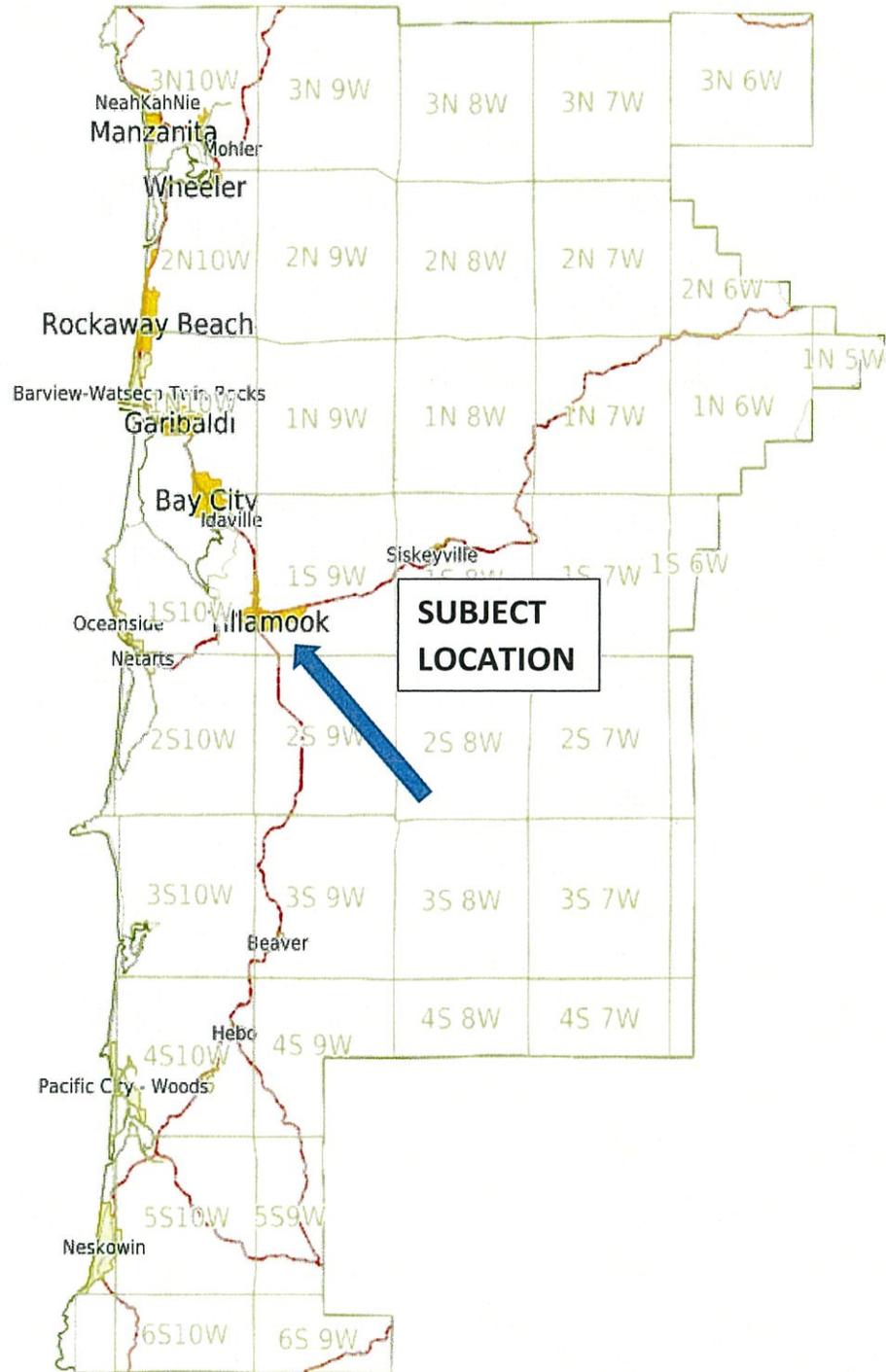
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report, FEMA FIRM, SWI Map, NRCS Soil Map
- B. Applicant's submittal

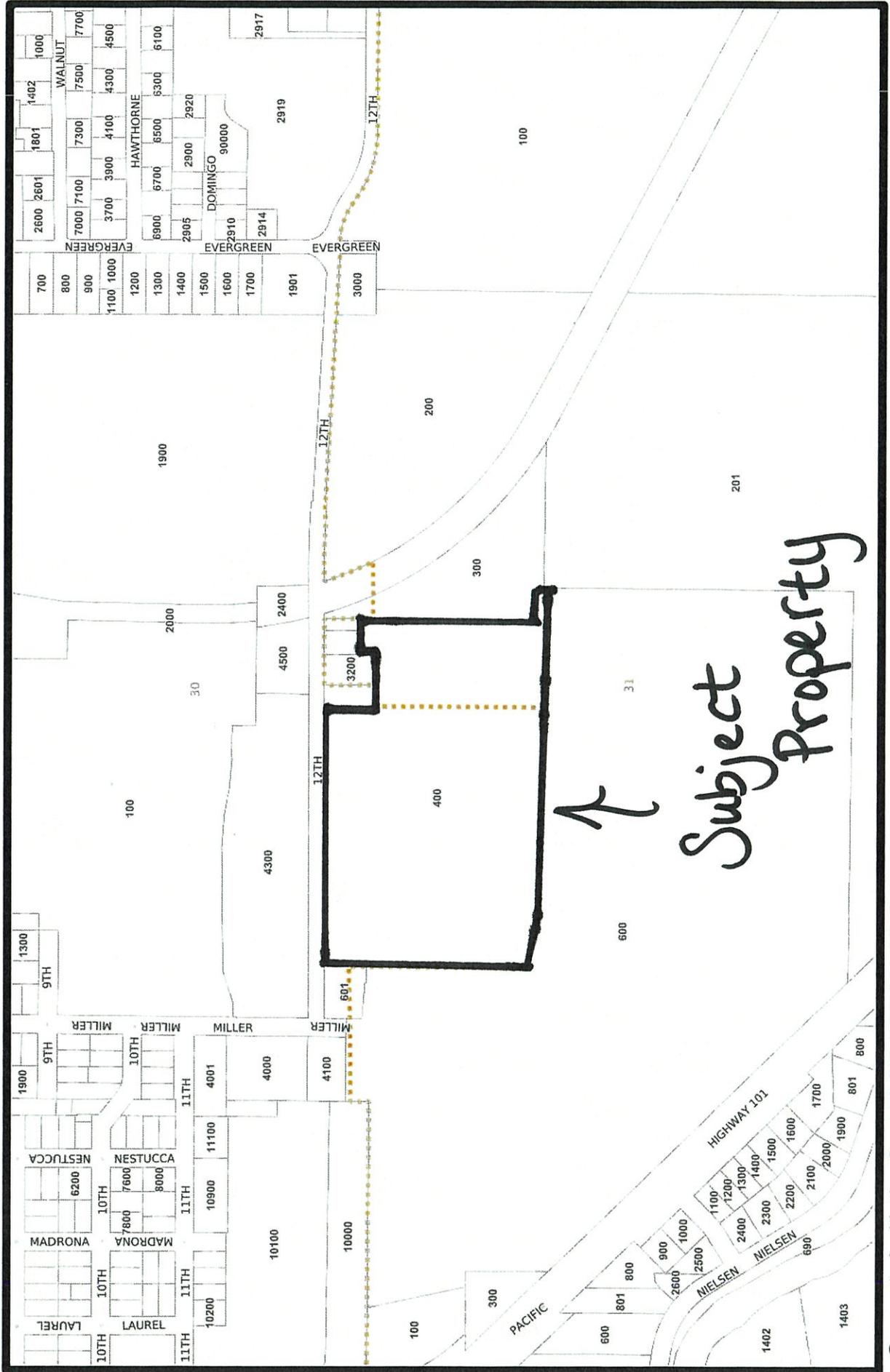
EXHIBIT A

VICINITY MAP



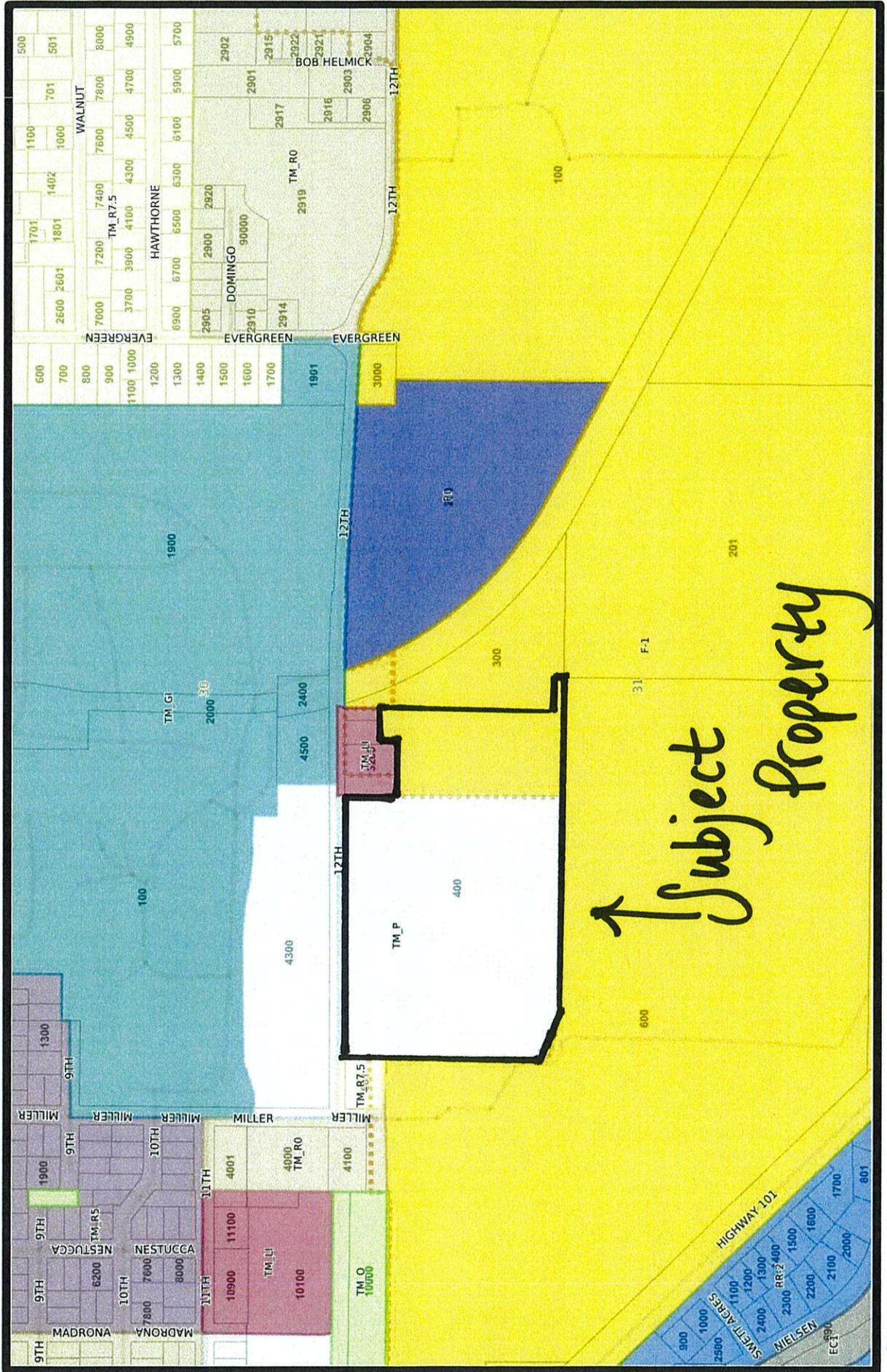
#851-25-000542-PLNG: TILLAMOOK HIGH SCHOOL
FIELD BUILDING REPLACEMENT PROJECT

Map

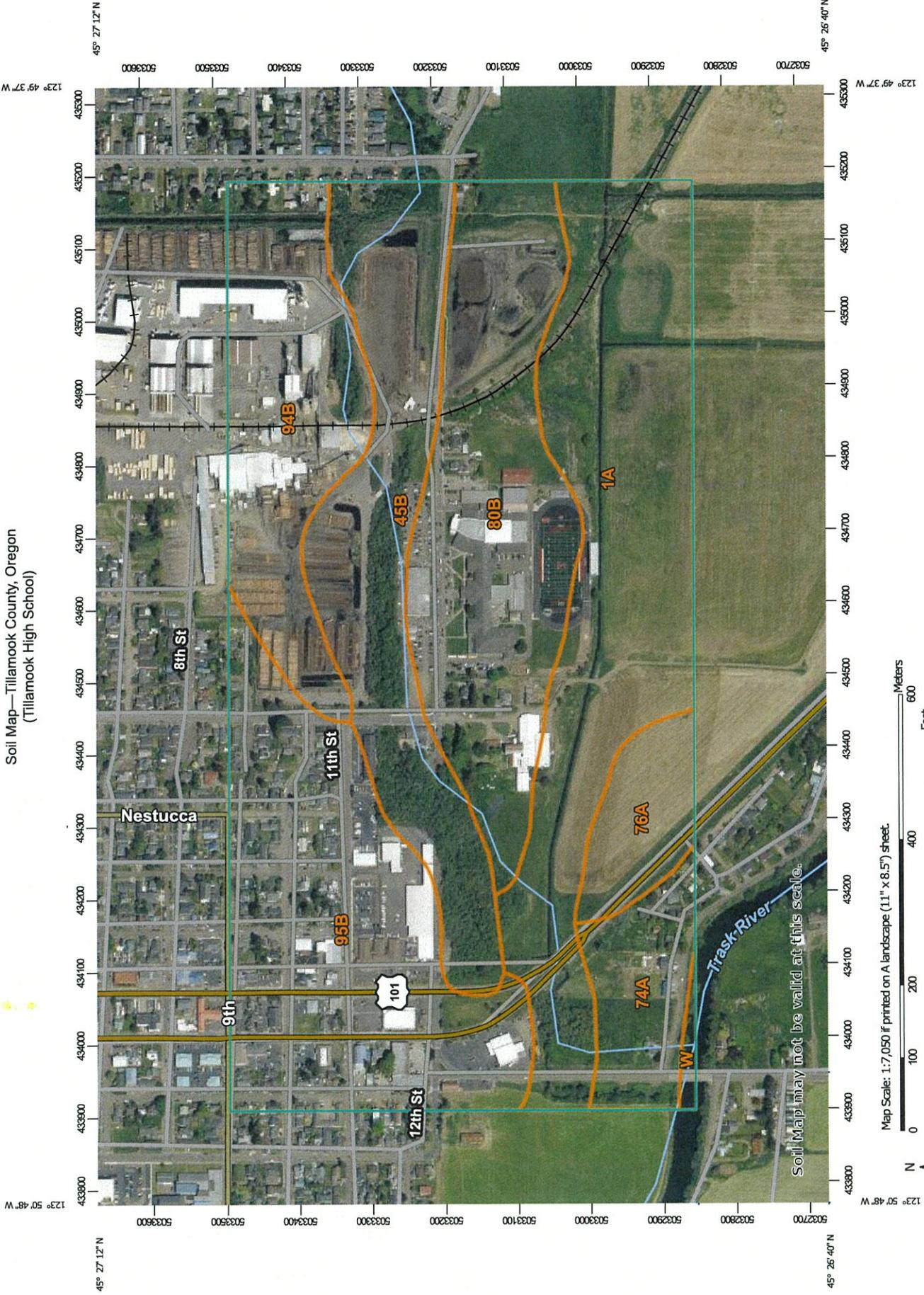


Subject Property

Map



Soil Map—Tillamook County, Oregon
(Tillamook High School)



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tillamook County, Oregon
Survey Area Data: Version 18, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 17, 2023—Jun 3, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

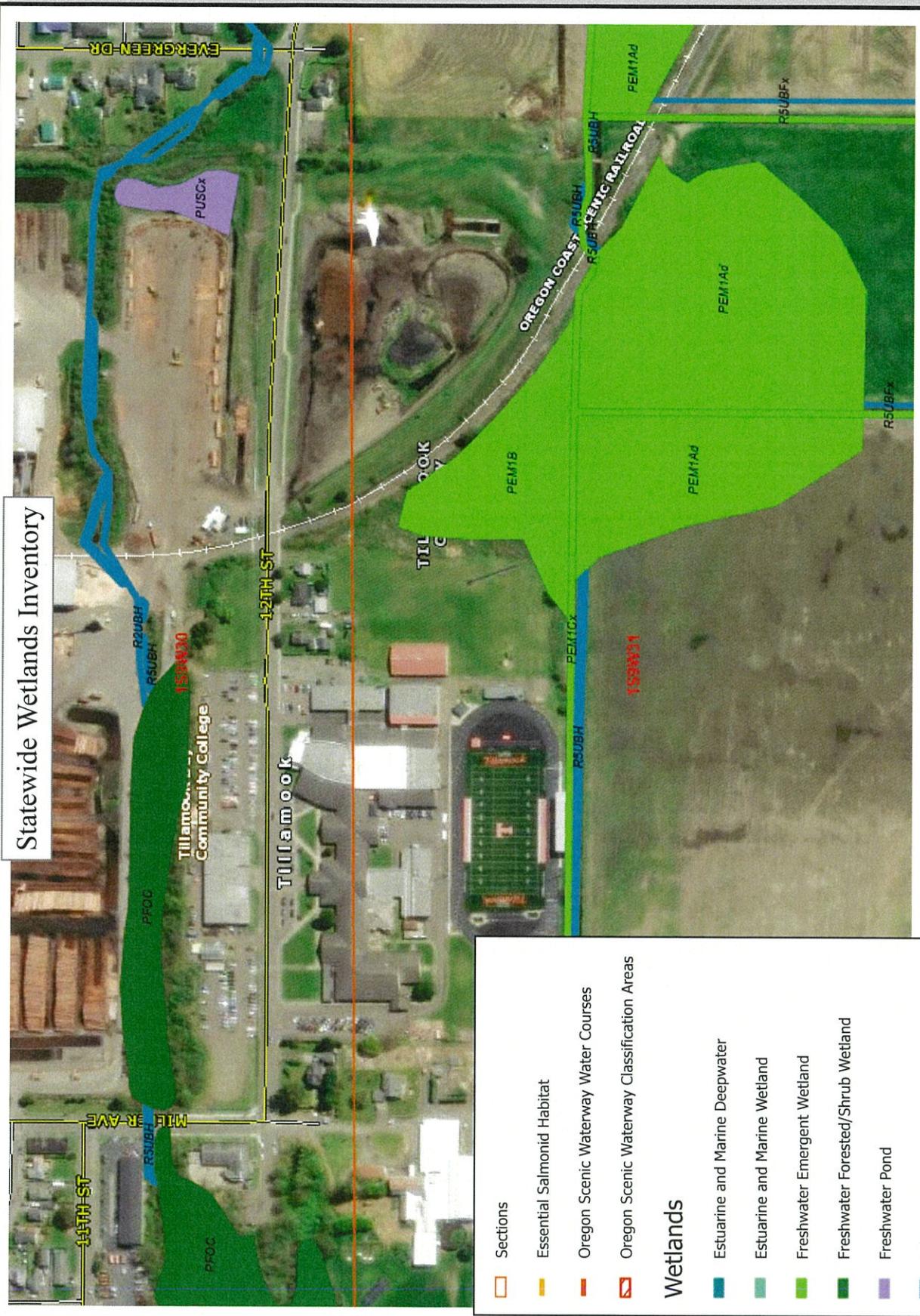
MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes	47.4	23.2%
45B	Hebo silty clay loam, 0 to 5 percent slopes	32.3	15.8%
74A	Nehalem silt loam, 0 to 3 percent slopes	9.9	4.9%
76A	Nestucca silt loam, 0 to 3 percent slopes	7.7	3.8%
80B	Quillamook medial silt loam, 0 to 7 percent slopes	38.0	18.6%
94B	Ginger-Quillamook-Urban land complex, 0 to 7 percent slopes	25.4	12.4%
95B	Urban land-Quillamook complex, 0 to 7 percent slopes	42.4	20.8%
W	Water	0.8	0.4%
Totals for Area of Interest		203.9	100.0%

Statewide Wetlands Inventory



- Sections
 - Essential Salmonid Habitat
 - Oregon Scenic Waterway Water Courses
 - Oregon Scenic Waterway Classification Areas
- ### Wetlands
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine



Date: 1/22/2026



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

National Flood Hazard Layer FIRMette



123°50'20"W 45°27'7"N



123°49'43"W 45°26'42"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/22/2026 at 10:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tillamook County
2025 Real Property Assessment Report
 Account 117224

Map 1S0931B000400
Code - Tax ID 0900 - 117224
 0912 - 415035

Tax Status Non-Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHOOL DIST #9
 2510 1ST ST
 TILLAMOOK OR 97141

Deed Reference # See Record
Sales Date/Price See Record
Appraiser KARI FLEISHER

Property Class 921 MA SA NH
RMV Class 201 07 AC 500

Site	Situs Address	City
1	2605 TWELFTH ST	TILLAMOOK

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0900	Land	674,470		Land	0	
	Impr	49,721,370		Impr	0	
Code Area Total		50,395,840	0	0	0	
0912	Land	166,760		Land	0	
	Impr	1,334,780		Impr	0	
Code Area Total		1,501,540	0	0	0	
Grand Total		51,897,380	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0900					LANDSCAPE - AVERAGE	100			1,500
	1	<input checked="" type="checkbox"/>		PUB	Market	96	13.43 AC		613,570
					OSD - AVERAGE	100			59,400
Code Area Total							13.43 AC		674,470
0912	1	<input checked="" type="checkbox"/>		PUB	Market	96	3.65 AC		166,760
	Code Area Total							3.65 AC	
Grand Total							17.08 AC		841,230

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0900	1	1950	567	Public - School Building	106	137,022			49,721,370
	Code Area Total						137,022		
0912	2	2009	567	Public - School Building	106	9,100			1,334,780
	Code Area Total						9,100		
Grand Total						146,122			51,056,150

Tillamook County
2025 Real Property Assessment Report
 Account 117224

Exemptions / Special Assessments / Notations	
Code Area 0900	
Exemptions (AV)	Amount
■ SCHOOL DISTRICTS 307.090	0
Code Area 0912	
Exemptions (AV)	Amount
■ SCHOOL DISTRICTS 307.090	0

Comments 10/12/2009 Added RMV Class. Updated RMV. KF 3/29/10 Added new wrestling practice building at 70% complete. Corrected acreage and created split code due to multiple taxing districts. KF 10/20/10 Added back 2010 trends. KF 3/8/11 New wrestling practice bldg is now 100% complete. Added new asphalt paving. Added exemption notation to code 9.12. KF 6/13/16 Reappraised RMV for 2016/17 using 2015/16 setup. KF 8/31/17 Added new concession stand at 100% complete. KF 9/5/23 Added new track, football, lights, added new sports shed, and science room remodel. The auditorium also received a seismic upgrade. Updated RMV to reflect. KF

Tillamook County
2025 Real Property Assessment Report
 Account 300383

Map 1S09310000300
 Code - Tax ID 0900 - 417146
 0908 - 300383
 0912 - 408125
 Legal Descr See Record
 Mailing SCHOOL DISTRICT #9
 2510 1ST ST
 TILLAMOOK OR 97141
 Property Class 920 MA SA NH
 RMV Class 500 01 01 500

Tax Status Non-Assessable
 Account Status Active
 Subtype NORMAL
 Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser KARI FLEISHER

Site Situs Address	City
--------------------	------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0900	Land	1,120		Land	0	
	Impr	0		Impr	0	
Code Area Total		1,120	0	0	0	
0908	Land	1,820		Land	0	
	Impr	0		Impr	0	
Code Area Total		1,820	0	0	0	
0912	Land	21,980		Land	0	
	Impr	0		Impr	0	
Code Area Total		21,980	0	0	0	
Grand Total		24,920	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0900	1	<input checked="" type="checkbox"/>		F-1	Market	100	0.16 AC	SP2	1,120
Code Area Total							0.16 AC		1,120
0908	1	<input checked="" type="checkbox"/>		F-1	Market	100	0.26 AC	SP2	1,820
Code Area Total							0.26 AC		1,820
0912	1	<input checked="" type="checkbox"/>		F-1	Market	100	0.72 AC	SP2	5,040
	1	<input checked="" type="checkbox"/>		F-1	Market	100	2.42 AC	SP4	16,940
Code Area Total							3.14 AC		21,980
Grand Total							3.56 AC		24,920

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Tillamook County
2025 Real Property Assessment Report
 Account 300383

Exemptions / Special Assessments / Notations	
Code Area 0908	
Exemptions (AV)	Amount
■ SCHOOL DISTRICTS 307.090	0
Code Area 0912	
Exemptions (AV)	Amount
■ SCHOOL DISTRICTS 307.090	0
Code Area 0900	
Exemptions (AV)	Amount
■ SCHOOL DISTRICTS 307.090	0

Comments 10/12/2009 Added RMV Class. Updated RMV. KF 2/8/11 Created split code due to multiple taxing districts. Corrected acreage per GIS. KF 12/19/11 Added exemption code to 9.12. KF 6/2/16 Due to a city annexation, this property is now part of the City of Tillamook. Tabled using EFU schedule. KF

EXHIBIT B



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Tillamook SD #9 Phone: _____

Address: 2510 1st Street

City: Tillamook State: OR Zip: 97141

Email: c/o Michael Kittell: michael@breakwater-law.com

Property Owner

Name: Tillamook School District Phone: 503-842-4414

Address: 2510 1st Street

City: Tillamook State: OR Zip: 97141

Email: schonbroda@tillamook.k12.or.us

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
NOV 06 2025	
BY: <u>SAT</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No: 851- <u>25-000542</u> -PLNG	

Request: Conditional use permit or, in the alternative, nonconforming minor review approval

- | Type II | Type III | Type IV |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Farm/Forest Review
<input checked="" type="checkbox"/> Conditional Use Review
<input type="checkbox"/> Variance
<input type="checkbox"/> Exception to Resource or Riparian Setback
<input checked="" type="checkbox"/> Nonconforming Review (Major or Minor)
<input type="checkbox"/> Development Permit Review for Estuary Development
<input type="checkbox"/> Non-farm dwelling in Farm Zone
<input type="checkbox"/> Fore-dune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | <input type="checkbox"/> Detailed Hazard Report
<input type="checkbox"/> Conditional Use (As deemed by Director)
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Goal Exception
<input type="checkbox"/> Nonconforming Review (As deemed by Director)
<input type="checkbox"/> Variance (As deemed by Director) | <input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Plan and/or Code Text Amendment |

Location:

Site Address: 2605 Twelfth Street, Tillamook, Oregon

Map Number: 1S 09 31B 400
Township Range Section Tax Lot(s)

Clerk's Instrument #: Book 112, Page 330

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature]
 Property Owner Signature (Required)

11/4/25
 Date

[Signature]
 Applicant Signature

11/4/25
 Date

**APPLICATION STATEMENT
(Conditional Use Permit)
(Expansion/Alteration of Existing Nonconforming Use)**

**Part 1
GENERAL INFORMATION**

Applicant:

Tillamook School District #9 is the applicant and owner of the Property (defined below) (“**Applicant**”). The Applicant had a pre-application conference with Director Absher prior to submission of this Application.

Property:

The Property is identified as map and tax lot 1S0931-B0-00400 (2025), with the situs address of 2605 Twelfth Street, Tillamook, Oregon (“**Property**”). The Property is comprised of 17.08 acres, and is predominately located within the City of Tillamook’s urban growth boundary (“**UGB**”); however, approximately 3.7 acres is located outside of the UGB and is zoned Farm (F-1) (“**EFU Portion**”). The Applicant acquired the Property in or about 1948, pursuant to the vesting deed is recorded at Book 112, Page 330, Deed Records of Tillamook County. The Property is comprised of one contiguous parcel.

The Property has been committed to the operation of the school – in particular, high school education for residents in the surrounding urban and rural areas – since at least 1951, and is accordingly improved with various buildings essential or helpful for that purpose. In addition to the main school building, located inside the UGB and served by City water and sewer, the Property is currently improved with two outbuildings relevant to this Application: (1) an enclosed structure used for school sports purposes (“**Wrestling Building**”), located entirely on the EFU Portion and served by City water and sewer, and (2) an enclosed field house located at the east end of the football field, located inside the UGB (“**Existing Field Building**”).

With the exception of the Wrestling Building, the EFU Portion of the Property has been maintained and used for many decades as a field area in conjunction with school operations and sports. This area is generally level. A riverine traverses the southern boundary of the EFU Portion, and freshwater emergent wetland are located on the very SE corner of the EFU Portion. The EFU Portion is generally free of flood hazards except on its southern end.

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Request:

The Applicant desires to remove the Existing Field Building and replace it with a new field building ("New Field Building") positioned immediately (roughly 100') to the east of the current footprint of the Existing Field Building (this footprint area is insufficiently wide enough to permit the placement of the slightly larger New Field Building), which location would be outside of the UGB. The New Field Building is currently expected to have a footprint of approximately 50x100', would be enclosed and heated, would be committed to storage and athletics purposes, with boys' and girls' locker rooms and restrooms, and would be served by City water and sewer. The anticipated capacity of the New Field Building is slightly over 100 people. No increase in sanitation or water usage is expected, as the New Field Building is expected to simply result in a minor reallocation of existing utility demands between the school's buildings.

Concept plans depicting the proposed location and design of the New Field Building are attached in Exhibit A. As suggested in Exhibit A, the New Field Building would be constructed in an area partially encumbered by flood hazard (.02% annual chance flood hazard) and outside any wetland area. The inventoried soils in the vicinity of the proposed location of the New Field Building are Class II soils.

Upon approval, the Applicant will obtain all required building permits from Tillamook County, and sewer/water approvals from the City of Tillamook.

This Application seeks approval for the request by way of a conditional use permit and, in the alternative, approval of the request by way of nonconforming minor review. This request is supported by the Affidavit of Randy Schild, attached hereto as Exhibit B.

APPLICATION FOR CONDITIONAL USE PERMIT

1. The Use is Allowed under Applicable Law.

Tillamook County Land Use Ordinance ("TCLUO") § 3.002(4)(t) permits the expansion of a school that was in existence as of January 1, 2009 if the conditional use criteria in § 3.002(5) are satisfied and "the expansion occurs on the tax lot on which the use was established on or before January 1, 2009 or a tax lot that is contiguous to the tax lot that was owned by the applicant on January 1, 2009."

The Use Table in TCLUO Article 3.002 provides that, "[p]ublic or private schools for kindergarten through grade 12, *including all buildings essential to the operation of a school*, primarily for residents of the rural area in which the school is located" are permitted on non-

high-value farmland, subject to the general standards in TCLUO § 3.002(4)(w) (emphasis supplied).

Preliminarily, it appears that the terms permitting *expansion* of school facilities under § 3.002(4)(t) are separate and distinct from the terms permitting placement of schools under the Article 3.002 Use Table. Consequently, the request herein is permitted under § 3.002(4)(t), irrespective of the fact that it does not appear to be facially allowed under the TCLUO Article 3.002 Use Table's prohibition regarding placement of schools on high-value farmland.

However, as discussed below, the prohibition on placement of schools on high-value farmland is inconsistent with state law, and is therefore unenforceable. ORS 215.283(1)(aa) permits placement of "[p]ublic or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located" on EFU land. However, more applicable to this Application, ORS 215.135(1) requires a local government to permit the *expansion* of school facilities on EFU land, as follows (emphasis supplied)¹:

Notwithstanding ORS 215.130, 215.213 or 215.283 or any local zoning ordinance or regulation, a public or private school, including all buildings essential to the operation of the school, formerly allowed pursuant to ORS 215.213 (1)(a) or 215.283 (1)(a), as in effect before January 1, 2010, may be expanded provided:

- (a) The expansion complies with ORS 215.296;
- (b) The school was established on or before January 1, 2009;
- (c) The expansion occurs on a tax lot:
 - (A) On which the school was established; or
 - (B) Contiguous to and, on January 1, 2015, under the same ownership as the tax lot on which the school was established; and
- (d) The school is a public or private school for kindergarten through grade 12.

This statute controls "notwithstanding" ORS 215.130 (nonconforming uses), ORS 215.213 (EFU uses in marginal lands counties), ORS 215.283 (EFU uses in non-marginal lands counties), "any local zoning ordinance, " or any "regulation" to the contrary. In other words, *even if* the high-value farmland prohibition in the TCLUO Article 3.002 Use Table applies, ORS 214.135(1) controls and supersedes such prohibition.

Applying the ORS 215.135(1) elements to the present request, the New Field Building constitutes a building essential for the operation of Tillamook High School, the expansion complies with ORS 215.296 (discussed more below), Tillamook High School was established prior to January 1, 2009, the expansion will occur on the same tax lot on which the school is established, and the school is a public school with grades between kindergarten and grade 12.

¹ The terms in ORS 215.135(1) are copied word-for-word in OAR 660-033-0130(18).

All elements of ORS 215.135(1) are therefore satisfied, and the requested use is therefore permitted.

2. The Use is Not Prohibited by the Three-Mile Setback in TCLUO § 3.002(4)(w) and OAR 660-033-0130(2)(a) and Otherwise Complies with the General Use Standards in TCLUO § 3.002(4)(w).

TCLUO § 3.002(4)(w) and OAR 660-033-0130(2)(a) both facially prohibit the placement of an enclosed structure with a design capacity of over 100 people within three miles of an urban growth boundary. These same provisions also prohibit the placement of enclosed structures with a design capacity of over 100 people being placed within one-half mile of similar structures. However, these prohibitions as applied to this particular Application are invalid due to their inconsistency with ORS 215.135(1), which has priority over the local code and State regulations, and contains no such limitation relative to expansion of school facilities. *Chu v. SAIF Corp.*, 290 Or. App. 194, 201 (2018) (“[a]n administrative rule that is inconsistent with the provisions of a statute is invalid”). *City of Corvallis v. Pi Kappa Phi*, 293 Or. App. 319, 324 (2018) (“[i]f a statute permits conduct that a local ordinance prohibits, the laws conflict and the statute displaces the ordinance”).

The requested use otherwise complies with the general standards in TCLUO § 3.002(4)(w).

3. Application of Condition Use Criteria.

ORS 215.296(1) and TCLUO § 3.002(5) each provide that a use may be permitted if the governing body finds that the use will not (a) [f]orce a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or (b) [s]ignificantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The New Field Building will not force a significant – or, more accurately, *any* – change in accepted farm or forest practices on surrounding lands devoted to farm or forest use. The location of the New Field Building is on area that has been committed to school purposes for many decades, and is accessed the same way as the Existing Field Building – i.e. through school property. The location of the proposed building is:

- To the east, adjacent to vacant property owned by the Applicant (map and tax lot 1S0931-00-00300 (2025), which is next to rail lines and a lumber yard.
- To the north, adjacent to the school property owned by the Applicant, and the City of Tillamook city limits.
- To the west, adjacent to school property owned by the Applicant, including the track and field.

- To the south, adjacent to farm property but separated by a large riverine and associated vegetation, as well as flood and wetland areas.

Indeed, the New Field Building will replace a similar use building (the Existing Field Building) and be located only about 100' to the east of the Existing Field Building. There will be no expected increase in student or non-student activity on the Applicant's property as a result of the New Field Building – i.e. the building will not increase the usage of the Applicant's property, but will instead enhance the facilities available to the school's existing and future students. Consequently, no material offsite changes are anticipated due to the New Field Building.

For the same reasons, the New Field Building will not result in a significant increase – or, more accurately, *any increase* – in the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

4. Extension of Sewer and Water to the New Field Building is not prohibited by Goal 11.

Goal 11 generally provides limitations on the extension of sewer outside of urban growth or unincorporated community boundaries. The primary regulation in this regard is OAR 660-011-0060, which prohibits the extension of sewer lines from within a UGB to lands outside of the UGB, or from land outside of the UGB currently served by sewer to serve uses that were not served by the system on July 28, 1998. *See* OAR 660-011-0060(2). However, as discussed above, the New Field House is not a new "use" – instead, it is part of an existing use (i.e. school facilities, including buildings necessary for school purposes) that was in place and served by the sewer system long before July 28, 1998.

Given that (i) the school has been connected to the City's sewer system long before July 28, 1998, (ii) the City's sewer system already serves school buildings outside of the UGB (namely, the Wrestling Building), and (iii) the New Field House constitutes the same type of use (school buildings) to which the Property has been committed for many decades, connection of the New Field Building to the existing sewer system is not prohibited by OAR 660-011-0060 or any other regulation statute enacting or applying Goal 11.

The City of Tillamook Public Works Department has indicated that they would approve the connection of sewer and water to the New Field Building, notwithstanding their current moratorium on new connections, because the connection would not increase any burden on the existing system (i.e. it would only "move around" the Property's existing burden on the system).

5. The Use is Not Inconsistent with the Comprehensive Plan.

The Tillamook County Comprehensive Plan does not contain specific terms relating to placement of school facilities on Farm-zoned land. However, Section 1.6 of Goal 11 of the Comprehensive Plan envisions requests similar to that in this Application, with the language: “[t]he Tillamook School District is most likely to need facilities expansion.” There is no discussion in Goal 3 that would indicate that the expansion of school facilities is inconsistent with the purposes or terms of that goal. The TCLUO enacts and applies the policies embodied in the Comprehensive Plan, and that ordinance includes the above-cited provisions permitting placement of schools on Farm-zoned property.

Additionally, the connection of the New Field Building to the existing sewer lines that serve the Property, including the Non-UGB Portion, is consistent with the Comprehensive Plan. Section 3.5 of Goal 11 provides that sewer expansion “will be allowed” outside of an urban growth boundary if there is a guaranteed limit to a specific area of concern. In this case, there is already sewer service outside of the UGB – serving the Wrestling Building – and this Application only seeks approval limited to connect the existing sewer service to the New Field Building – about 80-100’ feet away. No further connections are envisioned, and in any event any future connections would be necessarily limited given the riverine, wetlands, flood hazard area, and rail line which box in the Applicant’s property on the south and east (i.e. there is a guaranteed limit to the extent of the sewer expansion because of natural and legal limitations).

This Application is consistent with the Tillamook County Comprehensive Plan.

ALTERNATIVE APPLICATION FOR EXPANSION/ALTERATION OF NONCONFORMING USE

The request herein can alternatively be permitted under the nonconforming use provisions of TCLUO Article 7. Notably, case law indicates that expansions of nonconforming uses in EFU land are processed under the governing body’s nonconforming ordinances. See *Marquam Farms Corp. v. Multnomah Cnty.*, 147 Or. App. 368 (1997).

The Applicant’s use of the EFU Portion of the Property for school purposes, including the Wrestling Building, is a “nonconforming use” under TCLUO § 7.002(1)(a) as it has been in place and continuous since at least 1951. As per TCLUO § 7.002(4)(b), “ALTERATION or EXPANSION of a NONCONFORMING USE shall be subject to Minor Review under Section 7.020(11).” AS per TCLUO § 7.002(5)(b), “[i]f a NONCONFORMING USE involving a structure is replaced or a new use is added to the existing use, the new use shall conform to the current requirements of this ordinance, unless it is determined that the structure is suitable only for

nonconforming uses. Such determination shall be made as part of the procedure and criteria of Minor Review under Section 7.020(11).”

The minor review criteria in TCLUO § 7.002(11) are satisfied. For the reasons discussed above, the proposed New Field Building will have “no greater adverse impact on neighboring areas” than the existing use or structure. In particular, there is anticipated to be (after construction is complete): (1) no material increase in noise, vibration, dust, odor, fumes, glare or smoke detectable at or beyond the property line; (2) no increase or change in the number of vehicles trips to the Property; (3) no change in outside storage, loading or parking that would be noticeable offsite; (4) no aesthetic degradation to neighboring properties; (5) no material change in the hours of operation; (6) no material change on existing vegetation; (7) no material change in water drainage or water quality; (8) an enhancement of the benefit to the local community by enhancing publicly owned school facilities; (9) and no other or different negative offsite impacts. Additionally, the New Field Building is consistent with the character and use of the Property and surrounding area, and will maintain at least 6’ between structures and comply with the clear vision area of TCLUO § 4.010.

Connection to existing sewer is addressed above.

Therefore, the request should be approved by way of the minor review process in TCLUO Article 7.

CONCLUSION

The Applicant respectfully requests that the County approve the Applicant’s requests herein. Any questions or concerns regarding this application should be addressed to Michael Kittell, 9900 SW Wilshire St., Suite 200, Portland, Oregon or via email at michael@breakwater-law.com.

EXHIBIT A



TILLAMOOK HIGH SCHOOL

Tillamook High School Field House Concept Design



+ **VZCS**

Executive Summary

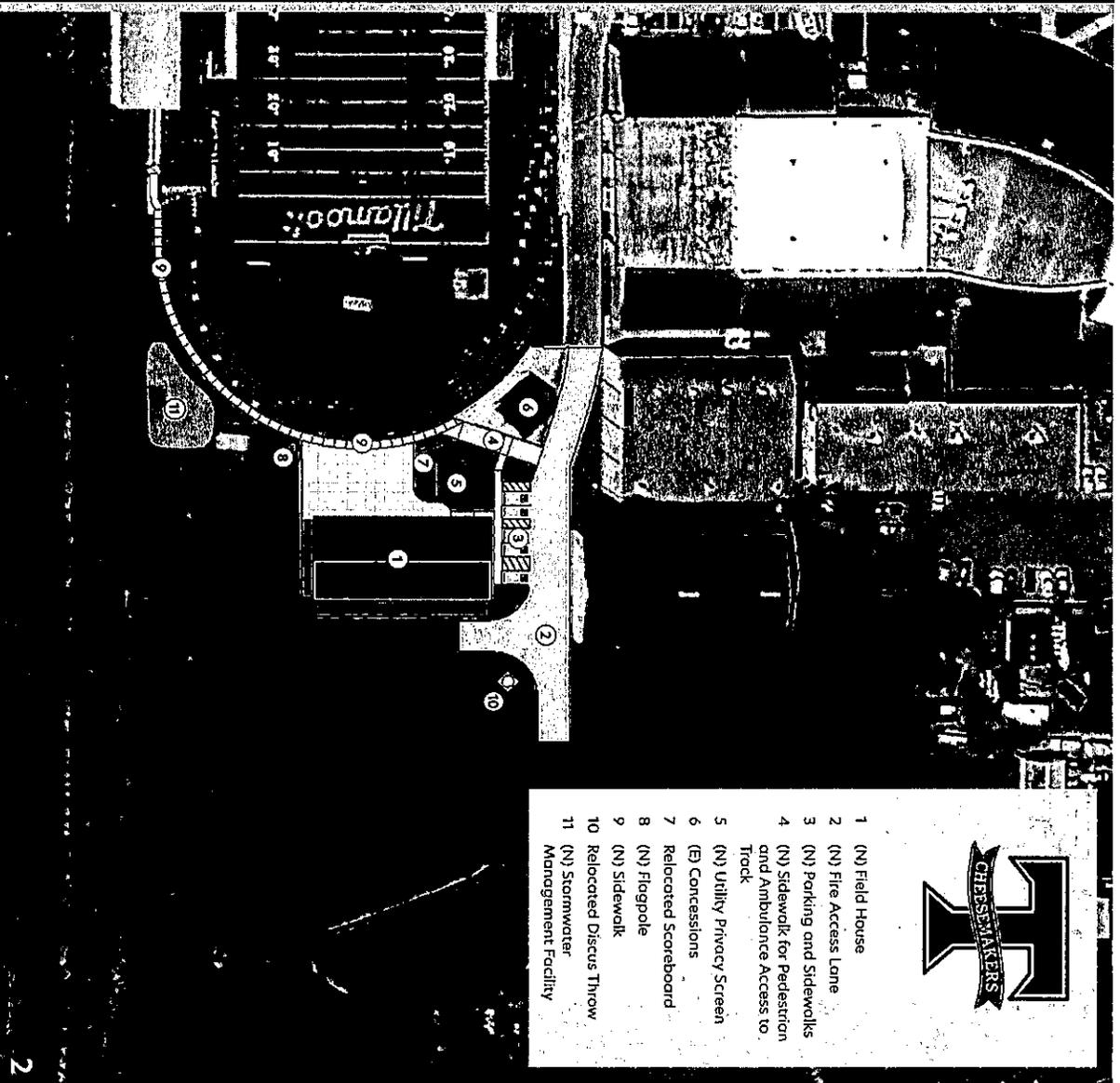
The Tillamook School District has developed conceptual plans to create a new field house adjacent to the Tillamook High School track and field at 2605 12th Street in Tillamook, Oregon. The new 5,500 SF field house replaces an existing, deteriorated and under-sized field house with non-accessible restrooms. The new field house is designed as a multipurpose sports facility with one large flexible space. Additionally, the building will have accessible restrooms used to serve spectators during sporting events and separate facilities to serve students. A new sidewalk will connect the field house to the grandstands. Concurrent site improvements include a new fire access lane, accessible parking, and improved pedestrian and ambulance access to the track.

Program Elements

- 110' x 50' Pole barn structure with a concrete plaza facing the field. The structure will include a lean-to covered and fenced area along the eastern facade for outdoor storage, and a covered area on the south side for restroom access.
- New accessible ADA compliant restrooms. Separate restrooms are proposed for public use during sporting events and for student use. Changing rooms will be included in student restrooms.
- A good orient screen enclosure for existing utilities.
- Relocation of existing scoreboard (on new supports) and new flag pole.
- Fire access lane with hammerhead turn around area for fire apparatus.
- Concrete sidewalk for pedestrian and ambulance access to track.
- Five accessible parking stalls and accessible pedestrian paths to track.
- Relocated discus pod and netting system.
- Relocated boulder-plaque installation adjacent to existing concessions stand.

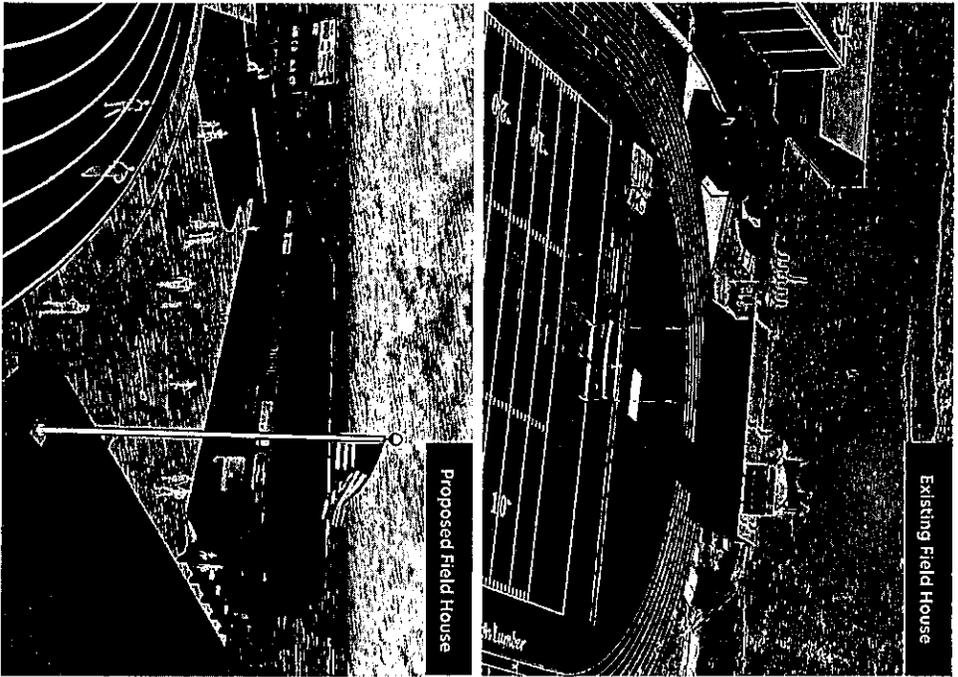
Cost Estimate

Item	Quantity	Unit	Price	Total
General Conditions			\$60,000	\$60,000
Sitework and Excavation			\$170,000	\$170,000
Concrete Flatwork			\$105,000	\$105,000
Field house structure			\$75,000	\$75,000
Privacy Screen			\$120,000	\$120,000
Relocated Scoreboard & Flagpole			\$25,000	\$25,000
Signage Allowance			\$20,000	\$20,000
Plumbing and Fixtures			\$44,000	\$44,000
Electrical and Lighting			\$75,000	\$75,000
Overhead and Profit			\$31,200 (5%)	\$39,250 (5%)
Bidding Contingency			\$93,600 (15%)	\$177,250 (15%)
TOTAL			\$748,800	\$943,400



- 1 (N) Field House
- 2 (N) Fire Access Lane
- 3 (N) Parking and Sidewalks
- 4 (N) Sidewalk for Pedestrian and Ambulance Access to Track
- 5 (N) Utility Privacy Screen
- 6 (E) Concessions
- 7 Relocated Scoreboard
- 8 (N) Flagpole
- 9 (N) Sidewalk
- 10 Relocated Discus Throw
- 11 (N) Stormwater Management Facility





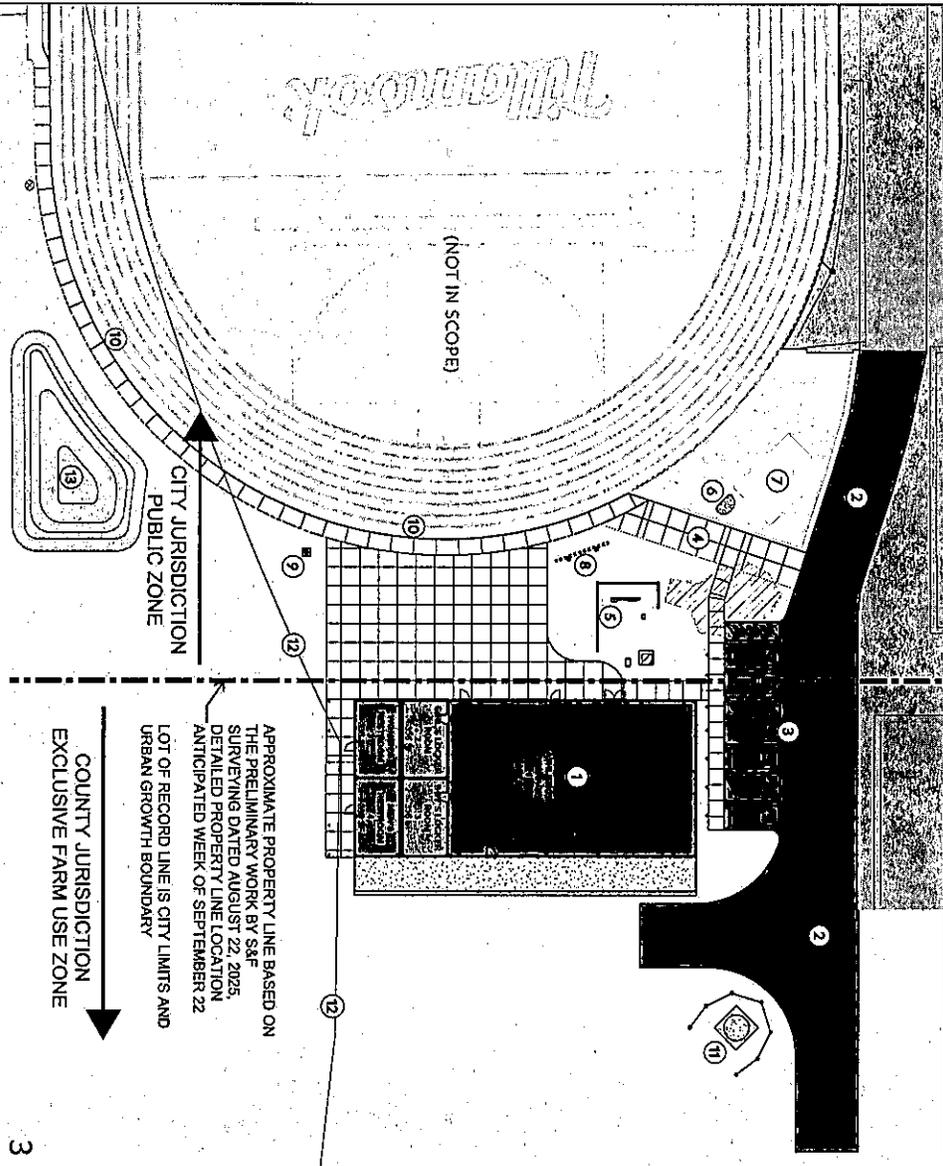
Existing Field House

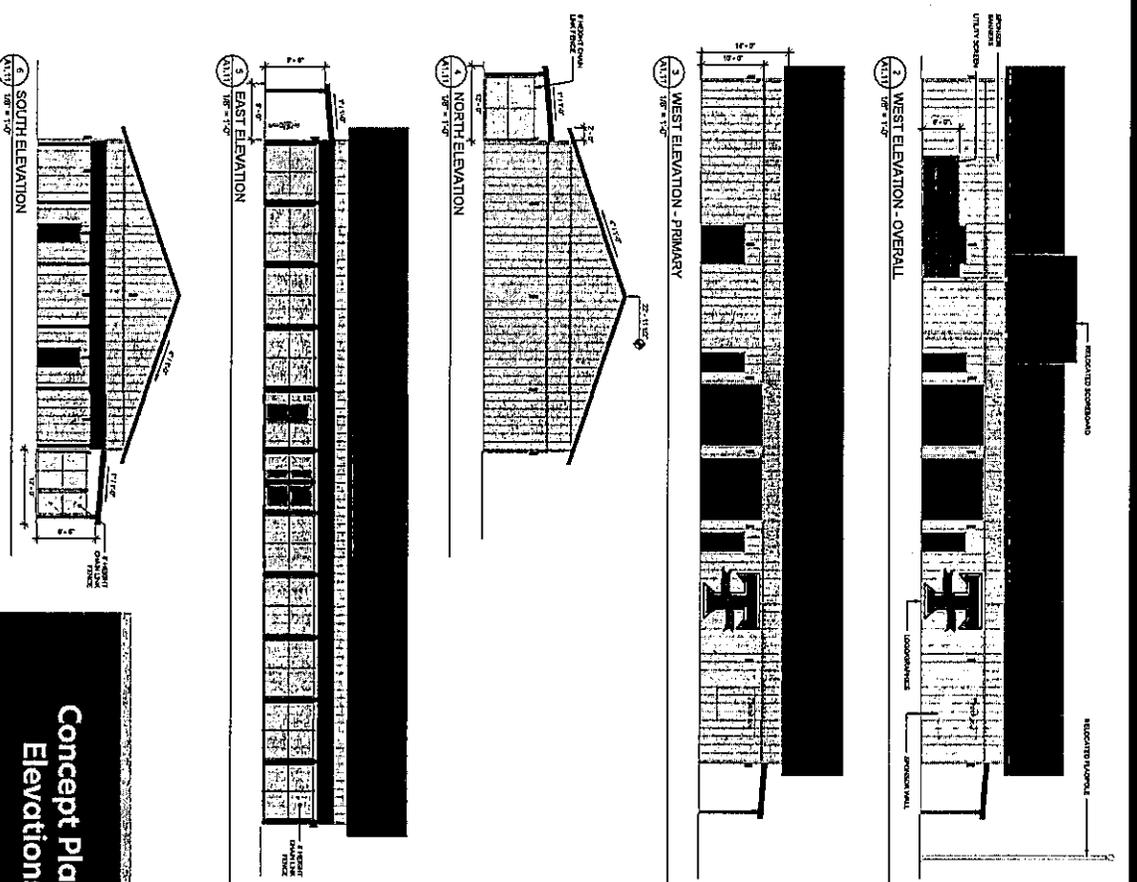
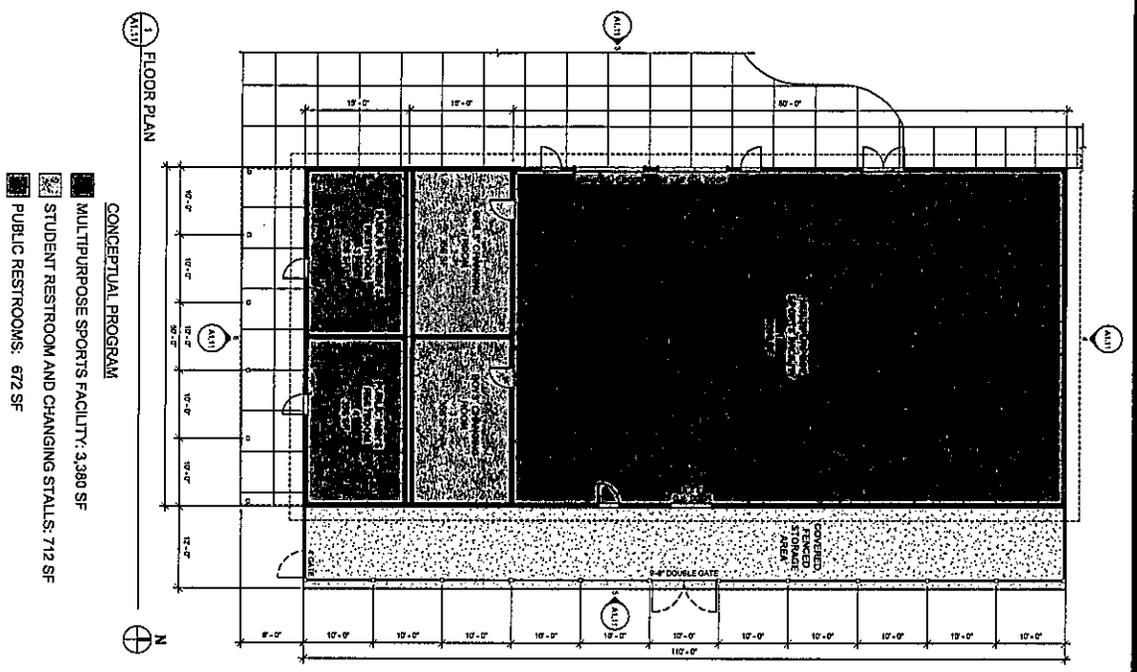
Proposed Field House

Tillamook High School
Field House Concept Site Plan

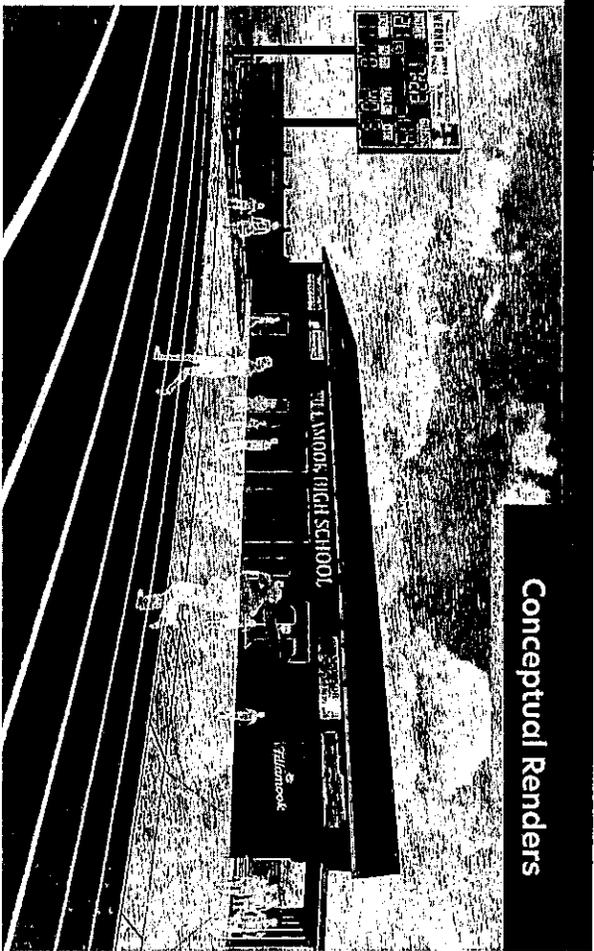
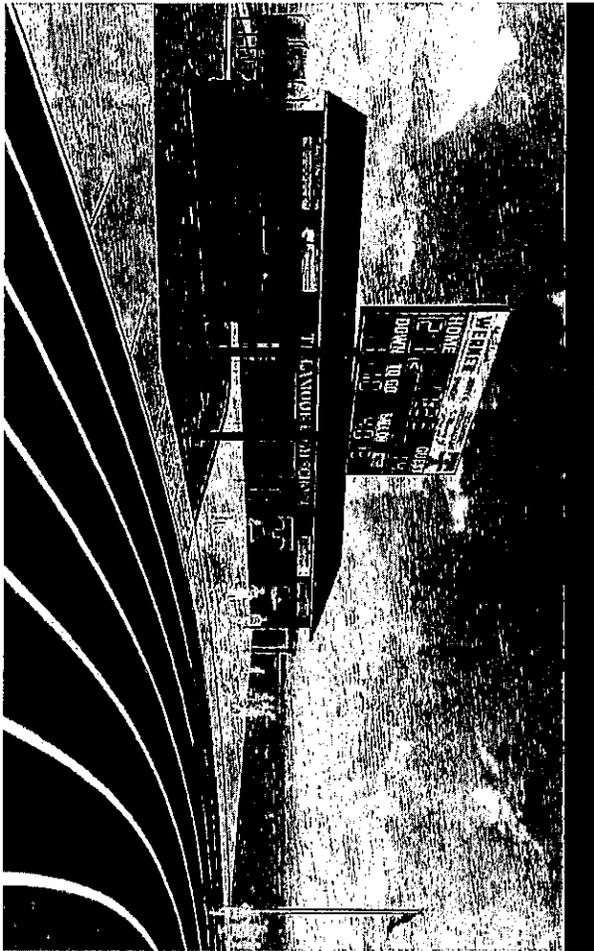
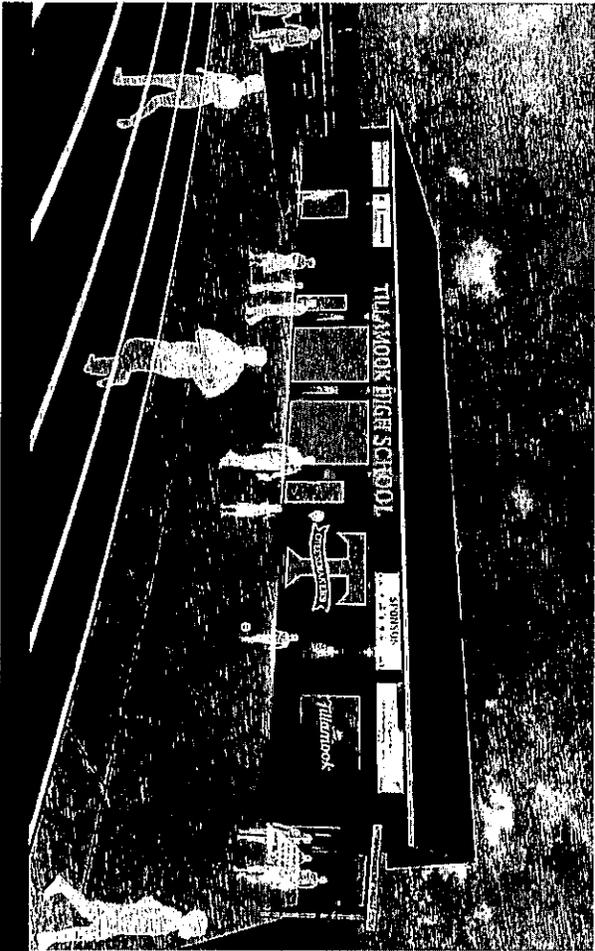
Legend

- 1 (N) Field House (5,500 SF)
- 2 (N) Fire Access Lane & Hammerhead Turn-Around
- 3 (N) ADA Parking Zone & Sidewalks
- 4 (N) 12' Wide Sidewalk for Pedestrian and Ambulance Access to Track
- 5 (N) Utility Privacy Screen
- 6 Relocated Boulder-Plaque Monument
- 7 (E) Concessions Stand
- 8 Relocated Scoreboard
- 9 (N) Flagpole
- 10 (N) Sidewalk Abutting (E) Track Edge
- 11 Relocated Discus Throw
- 12 100 YR. Floodplain Boundary Line
- 13 (N) Stormwater Management Facility

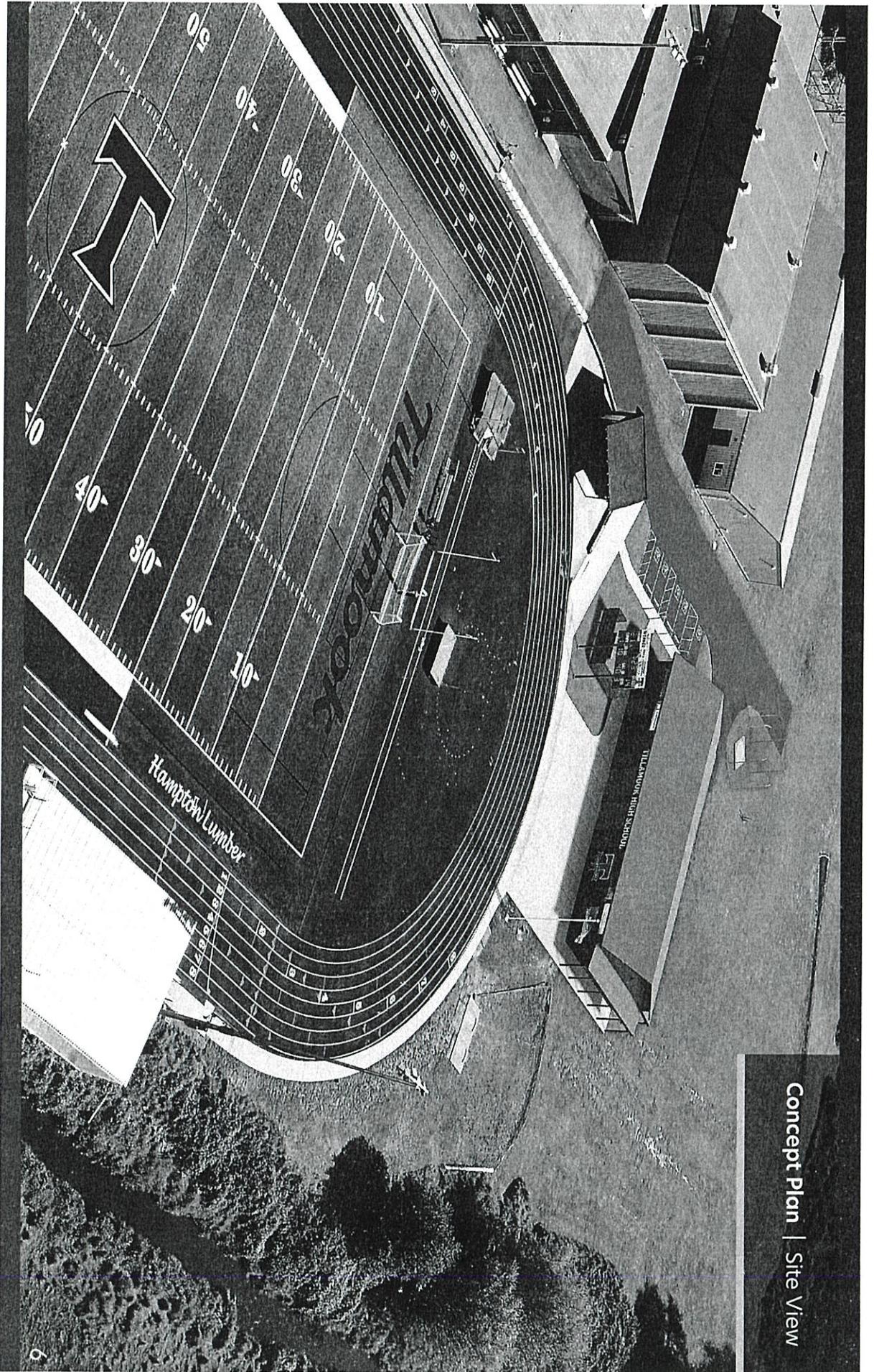




Concept Plan & Elevations

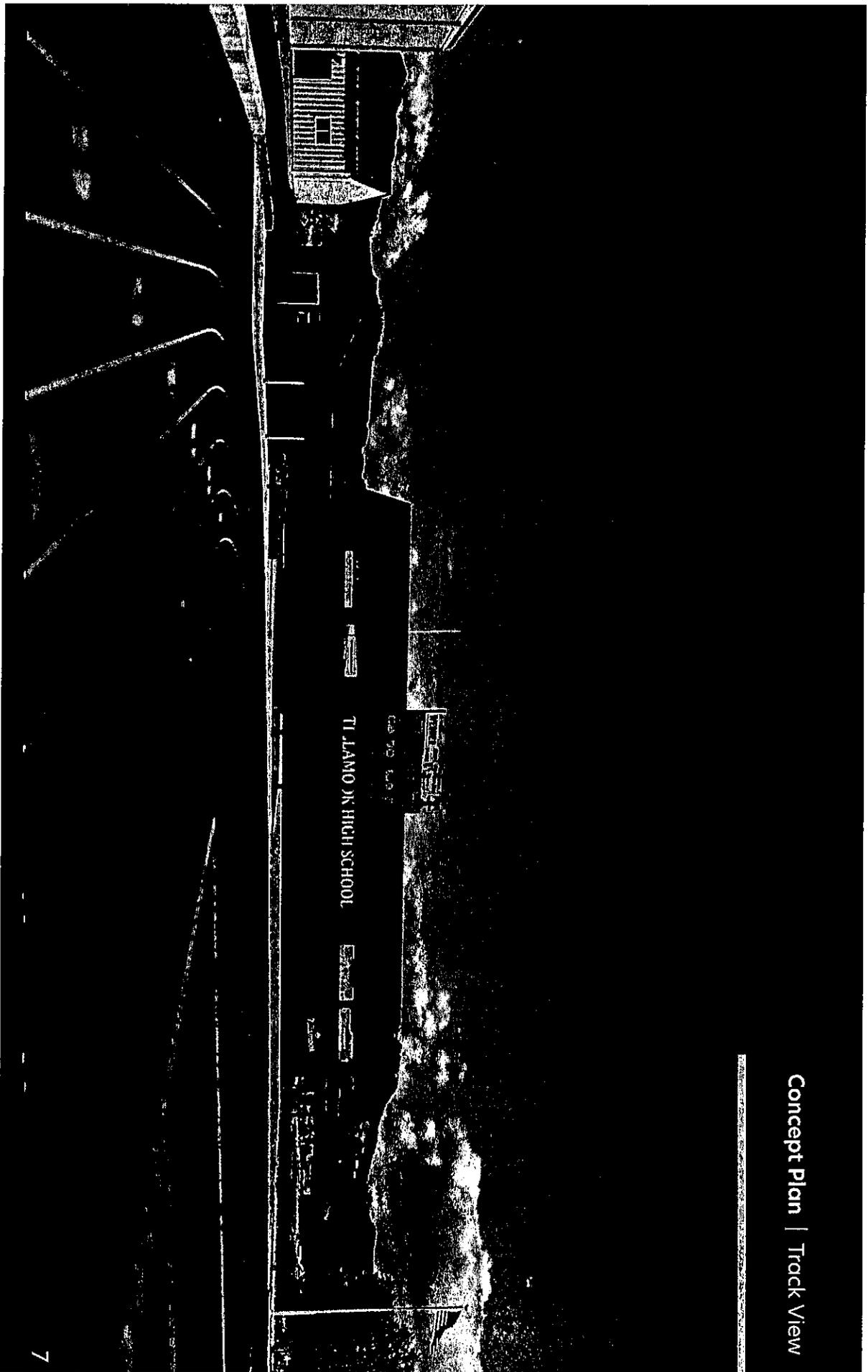


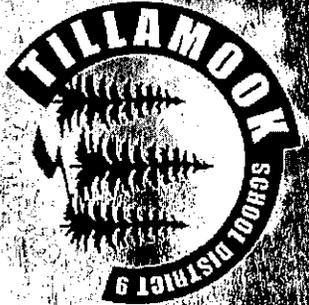
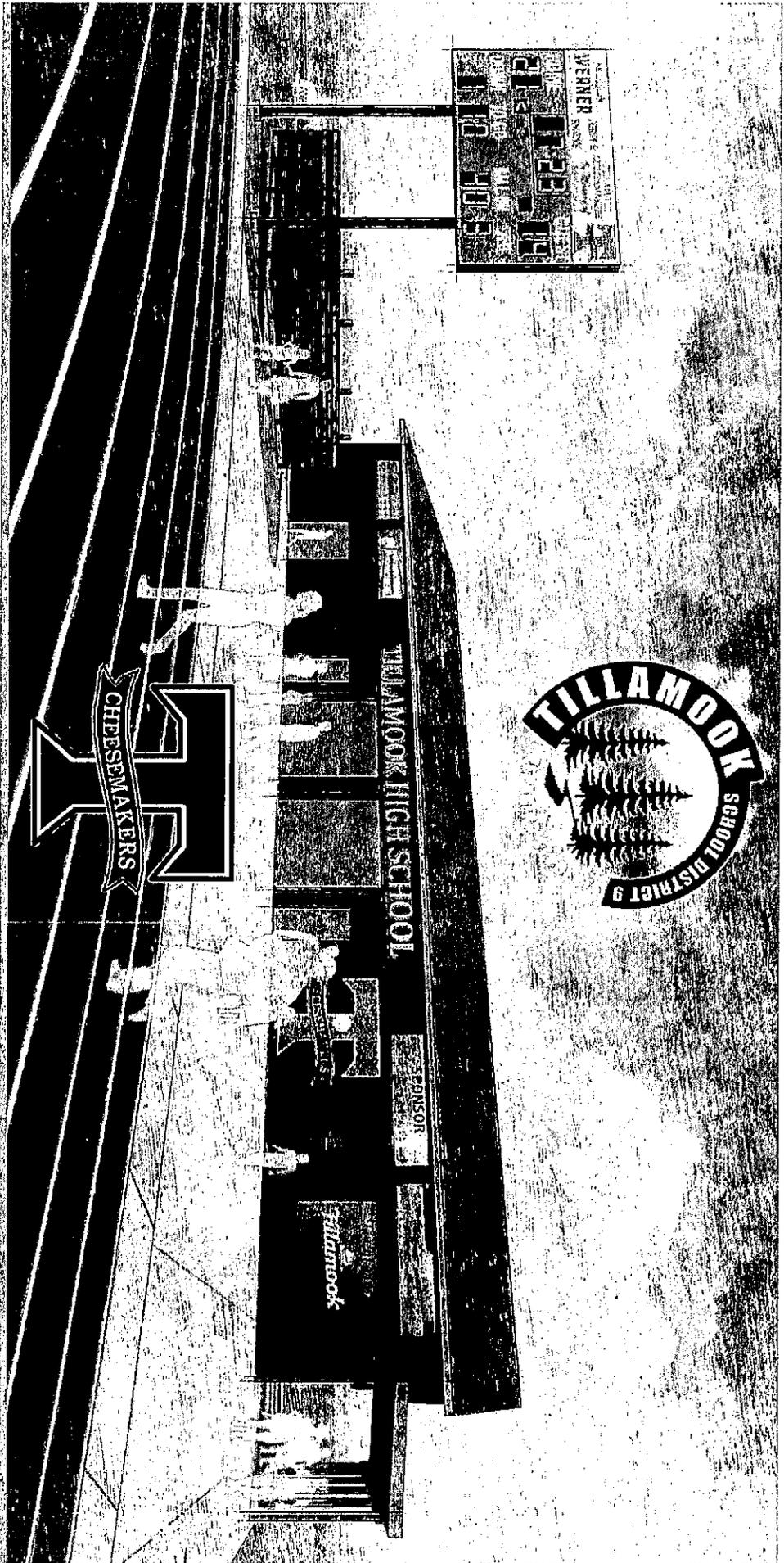
Conceptual Renders



Concept Plan | Site View

Concept Plan | Track View





ZCS

Klamath Falls
900 Klamath Avenue
Klamath Falls, OR 97601

Grants Pass
127 NW D Street
Grants Pass, OR 97526

Medford
45 Hawthorne Street
Medford, OR 97504

Oregon City
524 Main Street, Suite 2
Oregon City, OR 97045

Matthew Crawford, AIA
Associate, Lead Architect
matthewc@zcsca.com
503.659.2205

EXHIBIT B

Affidavit of Randy Schild

I, Randy Schild, do depose and say:

1. I am the previous superintendent of Tillamook School District #9 ("District"), between the years of 2001 to 2019. I currently assist the District as an advisor, and have been assigned with the task of overseeing the approval and construction of the New Field Building (defined in the Application Statement).
2. The District owns the property on which the Tillamook High School is located, with the situs address of 2605 Twelfth Street, Tillamook, Oregon and identified as map and tax lot 1S0931-B0-00400 (2025) ("Property"), as well as a few adjacent properties. The District has owned this property and operated a public school thereon since essentially time immemorial, and certainly since at least 1951. The school has been a high school since that same time.
3. The Wrestling Building is located on the Property, outside of the City of Tillamook's UGB, and is connected to City sewer and water.
4. The Existing Field Building (defined in the Application Statement) is old and insufficient for the current sports and storage needs of the school. The District has received a very generous donation from a local foundation for the construction of the New Field Building, and intends to obtain the remainder of the construction costs from bonds. However, the New Field Building cannot be located in the same footprint as the Existing Field Building because of dimensional limitations – i.e. it does not fit. Consequently, the District, with the assistance of its design team, has determined that the best location for the New Field House is about 100' to the east of the Existing Field House, in the school's field. This would place the New Field House outside of the City of Tillamook's UGB, but nevertheless on the same property on which the Existing Field House is located.
5. Like the Wrestling Building and essentially all other school-related buildings on the Property, the New Field House would be connected to the City's sewer and water systems. The City of Tillamook Public Works Department has indicated that they would approve the connection of sewer and water to the New Field Building, notwithstanding their current moratorium on new connections, because the connection would not increase any burden on the existing system (i.e. it would only "move around" the Property's existing burden on the system).
6. The New Field Building is currently intended to be used for girls' wrestling and storage of school equipment, and would have one or more locker rooms and bathrooms.

7. If approved, the District intends to construct the New Field Building in the 2026 calendar year, with the hope that it would be completed by the beginning of the 2026-2027 school year.
8. I submit this Affidavit in support of the District's application for conditional use permit approval or, in the alternative, nonconforming minor review approval for the New Field Building.

10/30/25



Randy Schild Date

SUBSCRIBED and sworn before me this 30 day of October, 2025.



Notary Public for Oregon

