



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

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY BOARD OF COMMISSIONERS**

Date of Notice: May 3, 2023

A public hearing will be held by the Tillamook County Board of Commissioners at 10:00a.m. on Wednesday, May 31, 2023, in the Tillamook County Courthouse Board of Commissioner Meeting Room located at 201 Laurel Avenue, Tillamook, OR 97141 to consider an amendment to the adopted Conditions of Approval for the following approved land use request:

“Second Addition to Avalon Heights” also referred to as **“Cougar Ridge Subdivision”**, a 58-lot subdivision on a property located within the Unincorporated Community of Oceanside. The subject property is accessed via Highland Drive and Grand Avenue, both County local access roads, and designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Land use decisions for this tentatively approved subdivision are identified as #851-21-000095-PLNG, #851-21-000202-PLNG and #851-21-000309-PLNG.

The Board of County Commissioners granted the appeal and approved this tentative subdivision request together with the Geologic Hazard Report at a public hearing on October 22, 2021. The decision to grant the appeal and approve the tentative subdivision request stands. The purpose of the public hearing on May 31, 2023, is for discussion and consideration by the Board of County Commissioners to amend the adopted Conditions of Approval to incorporate a phasing schedule for final plat approval of Phases 1-3 of the tentatively approved subdivision. Discussion and consideration will be limited to this request in accordance with the criteria outlined in Section 040(4): Phased Subdivisions, of the Tillamook County Land Division Ordinance.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the hearing.

The applicable criteria are contained within the Tillamook County Land Division Ordinance. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Tillamook County Board of Commissioner Meeting Room with an option for virtual participation. Oral testimony will be taken at the May 31, 2023, hearing for those who wish to testify. For instructions on how to provide oral testimony at the May 31, 2023, hearing, please visit the Tillamook County Community Development

homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us.

A virtual meeting link will be provided at the DCD homepage address as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually the day of the hearing.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 8:00 a.m. on the date of the hearing. If submitted by 4:00 p.m. on May 23, 2023, the testimony will be included in the Board of County Commissioner hearing packet the week prior to the May 31, 2023, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Board of County Commissioners.

The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven (7) days prior to the hearing. Please contact Lynn Tone for additional information ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Division Ordinance, Land Use Ordinance, Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Tillamook County Courthouse is ADA accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3423, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, Office Specialist 2, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc. Applicable Criteria
 Subject Property Map
 Tips for Citizen Testimony & Procedures for Conduct at a Public Hearing

REVIEW CRITERIA
TILLAMOOK COUNTY LAND DIVISION ORDINANCE

TCLDO Section 040: Preliminary Plat Approval Process

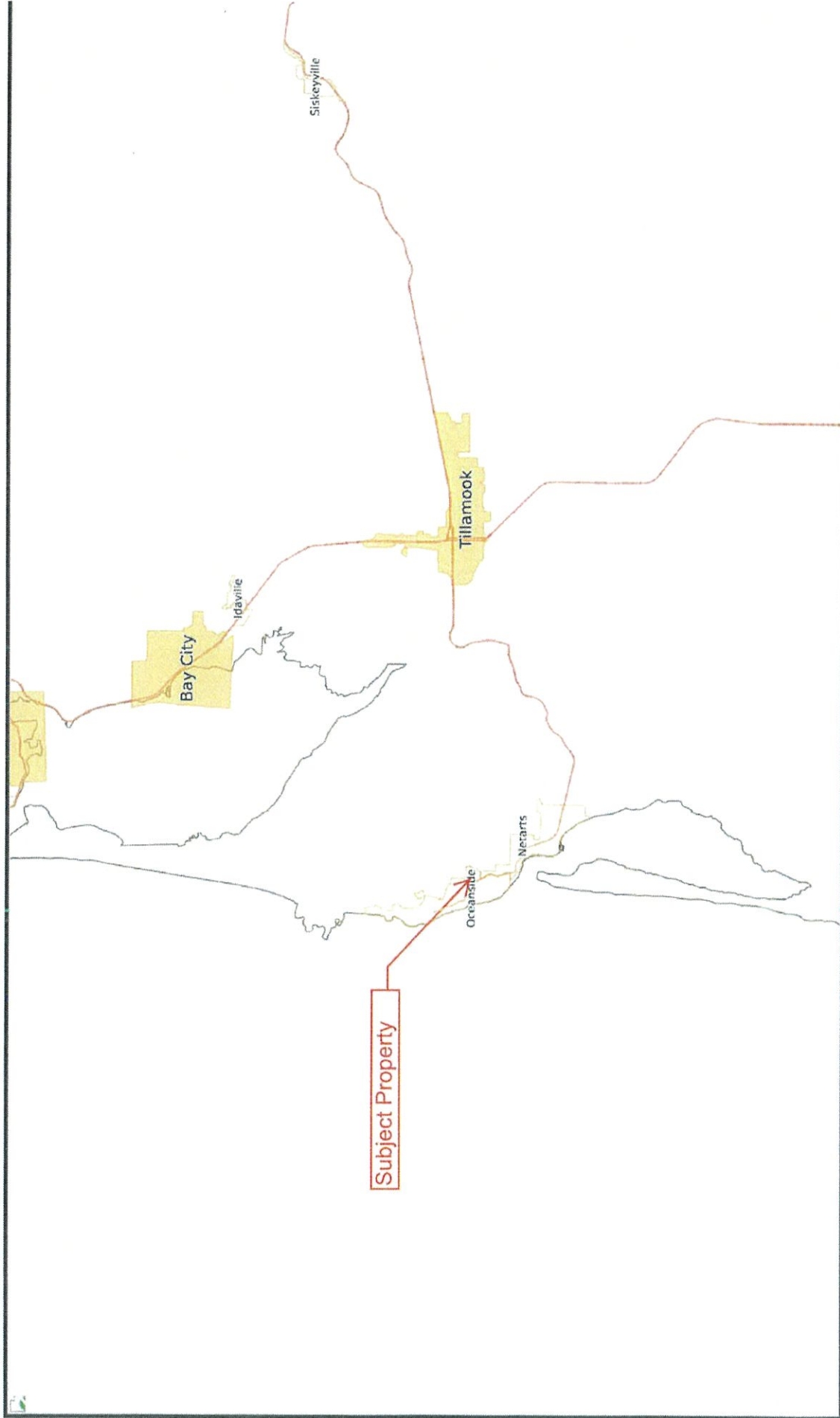
(4) Phased Subdivisions. The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided applicant's proposal meets all of the following criteria:

- (a) In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than two (2) years;
- (b) Public facilities shall be constructed in conjunction with or prior to each phase;
- (c) The phased development shall not result in requiring the County or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;
- (d) The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and
- (e) Planning Commission approval is required for modifications to phasing plans.



Tillamook County GIS

Vicinity Map: 851-21-000095-PLNG Subdivision Second Addition
to Avalon Heights



Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
 - Decision-maker may ask questions of staff.
- Decision
 - Decision-makers vote on issue.
 - Notice of Decision mailed to all parties.

Understand the Issue

- Become familiar with the land use record (application, staff report and hearing materials) found on the [Land Use Applications page](#) under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).

Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria

- Decisions to approve or deny a request are based on the relevant criteria.

Know when, where and who you are speaking to

- Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

- Visit the [Land Use Applications page](#).
 - Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
 - Review additional written testimony received during the open comment periods.
 - Review hearing packets and agendas if hearing process is ongoing.
 - Review Notice of Decision and remain informed on appeal dates.