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PETITION FOR OCEANSIDE INCORPORATION SUPPLEMENTAL STAFF REPORT

Report Date: January 26, 2022

Report Prepared by: Sarah Absher, CFM, Director

GENERAL INFORMATION

Request: Petition for the incorporation of the Unincorporated Community of Oceanside and the creation of the City of Oceanside. Petition includes a new tax rate for properties within the proposed city limits of the City of Oceanside at 80 cents (\$ 0.80) per one-thousand dollars (\$1,000) (Exhibit B).

Proposed Location: All properties located within the Unincorporated Community Boundary of Oceanside with the exceptions of those properties part of “The Capes” development (Exhibit A). Properties are located in Sections 24 and 25 as well as Sections 19, 30 and 31 of Township 1 South, Ranges 10 and 11 West of the Willamette Meridian, Tillamook County, Oregon.

Petitioners: Oceansiders United

APPLICABLE OREGON REVISED STATUTE

ORS 221: Organization and Government of Cities

- 221.020 Authority to incorporate
- 221.031 Petition to incorporate; filing; form; contents; approval by boundary commission
- 221.034 Incorporation of rural unincorporated community and contiguous lands
- 221.035 Economic feasibility statement; contents
- 221.040 Hearing on petition to incorporate; order fixing date of election on approved petition

CITY BOUNDARY PROPOSAL DISCUSSION

“Exhibit A” of the staff report contains the existing Oceanside Unincorporated Community Boundary Map and the proposed Oceanside City Boundary Map. There was considerable discussion and comparison of the two maps at the January 26, 2022, public hearing. The existing unincorporated community boundary bisects properties along Radar Road to the north and extends southerly to the southern boundary of “The Capes” development. The southerly boundary of the unincorporated community also abuts the northerly Unincorporated Community Boundary for Netarts. Properties within the Oceanside Unincorporated Community Boundary include areas east of Oregon State Highway 131 including the area proposed to be developed as “Second Addition Avalon Heights” subdivision (Exhibit B).

The proposed Oceanside City Boundary map made part of the petition request excludes “The Capes” development and identifies South Avenue, a local access road, as the southerly boundary for the proposed City of Oceanside. The proposed Oceanside City Boundary map extends farther from the northerly unincorporated community boundary to the northerly boundary of properties accessed via Radar Road, a private road, and Short Beach Road, a private road, so that these properties are wholly included within the proposed city boundary. The proposed city boundary would run along the northerly boundary of Tax Lot 300 located in Section 19 of Township 1 South Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

ORS 221.040(2): EXCLUSION OF LANDS & BENEFIT

“The Capes” development has been excluded from the proposed area for incorporation because it was determined by the property owners and petitioners there would be no “benefit” to properties within the “The Capes” development to be included in the incorporated area. Discussions with “The Capes” HOA is captured in the Petitioner’s submittal identified as “Exhibit B” made part of the January 19, 2022, staff report. Justification for this determination is largely based on the facts that this development is a private development with a private road system maintained by the Homeowner’s Association, urban services already exist within the development and development is regulated beyond the County’s zoning ordinances through Conditions, Covenants and Restrictions (CCRs).

Further discussion at the January 26, 2022, hearing centered around continuation of sewer service availability for undeveloped properties within “The Capes” development. Statewide Planning Goal 14: Urbanization does not allow for urban services (sewer) outside of incorporated cities, urban growth boundaries and acknowledged unincorporated communities. To address concerns regarding continued compliance with Statewide Planning Goal 14: Urbanization, it was concluded that “The Capes” development could annex into the Netarts Unincorporated Community Boundary to remain in compliance with Goal 14 and to ensure continued sewer service availability for future development proposals within “The Capes” development.

Additional areas within the Oceanside Unincorporated Community Boundary provided written testimony requesting to be excluded from the proposed city boundary. These areas include “Avalon West” and “Terrasea” (Exhibit A). It was recognized that these developed areas currently benefit from urban services, include road systems that are privately maintained and governed by additional development regulations beyond the County’s implementing zoning ordinances either by way of deed restrictions or CCRs. It should be noted that the road system within Avalon West is inventoried as local access roads (public roads not maintained by the County) and the road system within “Terrasea” is privately owned and maintained.

As with “The Capes” the discussion focused on the “benefit” of urban services, specifically continued sewer service availability for undeveloped properties that are currently eligible for sewer service because they are located within an acknowledged unincorporated community boundary. Possibility of further extending the Netarts Unincorporated Community Boundary to include these properties was considered at the January 26, 2022, hearing, however it was noted that all properties would need to be contiguous to “The Capes” and the

Netarts Unincorporated Community Boundary so that an “island effect” from adjusting the proposed city boundary would be avoided.

Similarly, the discussion of “benefit” related to urban services (sewer) apply to properties within the northern region of the proposed city boundary, but in a different context. These properties located along Radar Road and Short Beach Road are not served by sewer but are instead development onsite wastewater treatment systems. Given limited developable area and geologic hazards present in the area, it is possible there is limited to no area available for development of new systems and repair areas. Repair and replacement areas are needed in the future for continuation of onsite wastewater treatment for developed properties.

Staff expressed concerns that excluding this area from the proposed city boundary could result in exclusion “benefits” that may be needed in the future- specifically Goal 14 eligibility for development sewer infrastructure when onsite wastewater treatment systems are no longer functioning. It was also confirmed that an option for these properties in the future could be a request for annexation into the city to address Goal 14 eligibility requirements in the future.

COUNTY REVIEW OF INCORPORATION PROPOSAL

The role of the County Commissioners (County Court) is to determine if incorporation is “feasible”, while also giving consideration to the following:

- Objections to Granting Petition
- Objections for Formation of Incorporated City
- Objections to Estimated Tax Rate
- Reasonably Likely City Can and Will Comply with Oregon Statewide Planning Goals Including Development of a Land Use Program

Petitioners discussed each of the above listed elements during their presentation at the January 26, 2022, hearing. Petitions discussed the methodology for determination of revenue projections and financial estimates for municipal operating needs reflected in the economic feasibility report included as “Exhibit B” of the January 19, 2022, staff report. Petitioners consulted with similar municipalities in development of the economic feasibility report and assessment of municipal operation costs that have similar municipal services and operation needs. These municipalities included the City of Wheeler, City of Bay City and the City of LaPine.

Public comments contained within the record and oral testimony provided at the January 26, 2022, hearing included testimony objecting to granting the petition, forming an incorporated city, objecting to the proposed tax rate increase and questioned the accuracy of the economic feasibility report given the revenue estimations do not exclude “The Capes” development and other areas within the unincorporated community requesting exclusion.

An alternative economic feasibility analysis excluding the areas requesting not be included in the proposed city boundary (Avalon West, Terrasea and northern properties within the Radar Road vicinity) has not been provided. Petitioners requested consideration be given to the holistic approach of general “benefit” to properties included within the proposed city boundary.

BENEFITS

“Benefit” is not specifically defined within ORS 221.440(2) however the Petitioners have provided examples of how properties within the proposed city boundary could be “benefitted” by incorporation. These benefits are explored within the Petitioner’s submittal included as “Exhibit B” of the January 19, 2022, staff report and include:

- Strategic use of Transient Lodging Tax (TLT) revenue generated by Oceanside properties for facility improvement projects that address tourism capacity needs in Oceanside.
- Use of 30% of TLT revenue generated by Oceanside for city improvement projects (i.e., roads).
- Stronger regulatory administration of short-term vacation rentals.
- More control of land use review and regulatory administration for development proposals.
- Opportunity to develop and implement a robust enforcement program to better address community concerns largely related to transient lodging and tourism.
- Enhanced opportunities developed by the city for emergency preparedness and emergency response.

Specifically, it is recognized that Oceanside continues to grow and evolve. Those community residents supportive of the proposed incorporation feel incorporation will afford community residents more local control over decisions that determine rate of growth, how growth is to occur and further define what growth will look like through implementation of updated land use regulations.

Petitioners provided an overview of the public outreach process undertaken to consider the proposal to incorporate. The process was completed through the Oceanside Neighborhood Association (County designated CAC) with a series of newsletters and community meetings that were conducted in November and December 2021. Petitioners stated into the record the voting outcome of these community meetings where voting processes resulted in a 3:1 vote in favor of incorporation and a vote of 60% in favor and 40% not in favor of moving ahead with the incorporation petition following the last community meeting.

Following the petition filing requirements outlined in ORS 221.440, the Petitioners obtained the required number of signatures and filed the petition with the Tillamook County Clerk.

Concerns were raised during the January 26, 2022, hearing regarding the timing of the process and limited amount of time provided to community members to consider the incorporation proposal. Timing concerns were that the community outreach efforts and meetings were conducted over a period of time that included Thanksgiving and Christmas holidays. Public comments included in the record and made part of “Exhibit C” of the January 19, 2022, staff report state community outreach was not adequate, that community members were not able to participate in the process and that some community members were not notified of the community meetings that took place to discuss and consider the incorporation proposal.

ORS 221.440(2) does not require a Measure 56 notice for an incorporation proposal. Requirements for public notification require public posting of a hearing notice in three locations within the area proposed to be incorporated as well as publication of notice of public hearing in the local newspaper at least two weeks prior to the incorporation hearing. As confirmed by staff in the January 19, 2022, staff report both the County and the petitioners have met the notice of public hearing requirements for an incorporation proposal outlined in ORS 221.440(2).

JANUARY 26, 2022, PUBLIC TESTIMONY

Testimony received at the January 26, 2022, public hearing expressed concerns about the proposed tax rate, stating that taxes for Oceanside are already high and an additional increase would create a hardship for some residents. Testimony also questioned whether properties would “benefit” from the proposed incorporation and tax rate given urban services already exist in the area. Concerns continued to be raised about lack of community involvement and community resident participation both in development of the incorporation proposal as well as the conversations that took place during ONA community meetings.

A list of signatures of those opposed to the proposed incorporation was presented at the hearing and is included in “Exhibit C” of this report. Concerns were raised about the property owners within “The Capes” being afforded an opportunity to vote on whether to participate in the incorporation proposal without extending the opportunity for consideration to other privately developed areas with active Homeowner’s Associations. Concerns were also raised that out of 1,000 properties within the Oceanside community, only

those property owners registered to vote in Tillamook County would be able to vote (owning approximately 200 of the roughly 1,000 properties within the community).

Testimony was also received supporting the proposed incorporation, reiterating previous comments of limited resources and the County's ability to provide services to Oceanside, the opportunity for the community to have more local control over short-term rental regulation, code enforcement, road improvements, land use planning and providing better balance for addressing community needs.

LAND USE COMPLIANCE

Staff further discussed the likelihood that Oceanside can and will comply with Oregon Statewide Planning Goals and the development of a new land use program. In review of several factors including the fact that Oceanside is an unincorporated community with already developed urban services afforded to the community through Statewide Planning Goal 14, the existence of a state acknowledged community plan and implementing ordinances unique to the community that further development of a land use program is likely and feasible. As stated by the Petitioners, technical assistance and resources for development of a comprehensive plan and implementing ordinances exist through the Oregon Department of Land Conservation and Development, League of Oregon Cities and the Tillamook County Department of Community Development.

Development of a land use program for the proposed city would likely take 3-4 years but could be accomplished within the timeframe established under state law. Staff also confirmed DLCD has no opposition to extending the Netarts Unincorporated Community Boundary to include properties within "The Capes" development, and that ultimately county planning resources would be required for updates to the Tillamook County Comprehensive Plan, Comprehensive Plan Map and Tillamook County Land Use Ordinance should the incorporation of Oceanside occur.

REVIEW OF PETITION APPLICATION:

Review of the petition materials included in "Exhibit B" confirms the petitioners have complied with the filing and public hearing notification requirements outlined in ORS 221.031 and ORS 221.040. An economic feasibility study is also included in "Exhibit B". Petition also includes summary of community engagement efforts and a community vote with an outcome to proceed with the petition for incorporation (Exhibit B).

The economic feasibility study includes a description of the services and functions to be performed or provided by the proposed city; an analysis of the relationship between those services and functions and other existing or needed government services; and proposed first and third year budgets for the new city demonstrating its economic feasibility. The study includes a proposed permanent rate limit for operating taxes to provide revenues for urban services a discussion demonstrating ability to comply with statewide planning goal and rules pertaining to needed housing for cities as well as ability to comply with requirements for development of a city comprehensive plan and implementing zoning ordinances. Study also includes discussion of plans to provide urban services to meet current needs and projected growth by way of utilizing existing services within the area or by establishing agreements with Tillamook County or existing service districts to continue to provide urban services.

Properties within the proposed city boundary and larger area of the Unincorporated Community of Oceanside are currently served by the Tillamook County government including the Tillamook County Sheriff's Office, Public Works Department and Community Development; Netarts-Oceanside Sanitary District; Oceanside Water District; Netarts-Oceanside Fire Department; Tillamook School District #9 and Tillamook People's Utility District (PUD).

Public comments regarding the proposed petition received on or before the date of the staff report are included in “Exhibit C”. Comments received are both in favor and in opposition of the proposed incorporation. Comments in favor of incorporation include demonstration that incorporation is financially feasible; support for more local control over community growth; ability to develop and a land use program more reflective of the areas values, desires and needs; stronger short-term rental enforcement; more resources for road and stormwater management improvements; additional resources to support community public safety needs as well as concerns raised about the County’s lack of funding and resources to meet the needs of the community.

Comments in opposition to the proposed incorporation include lack of adequate community outreach and engagement efforts to ensure all community residents were aware of the proposal; lack of opportunity to participate or vote in community process; lack of time to vet incorporation proposal; concerns that economic feasibility report is not comprehensive or reflective of actual costs for city operation; arguments raised that there are no benefits to incorporating; opposition to increased tax rate. Comments received also include additional request for areas within the community to be excluded from the proposed city boundary. A map depicting these request exclusion areas is also included in “Exhibit A”.

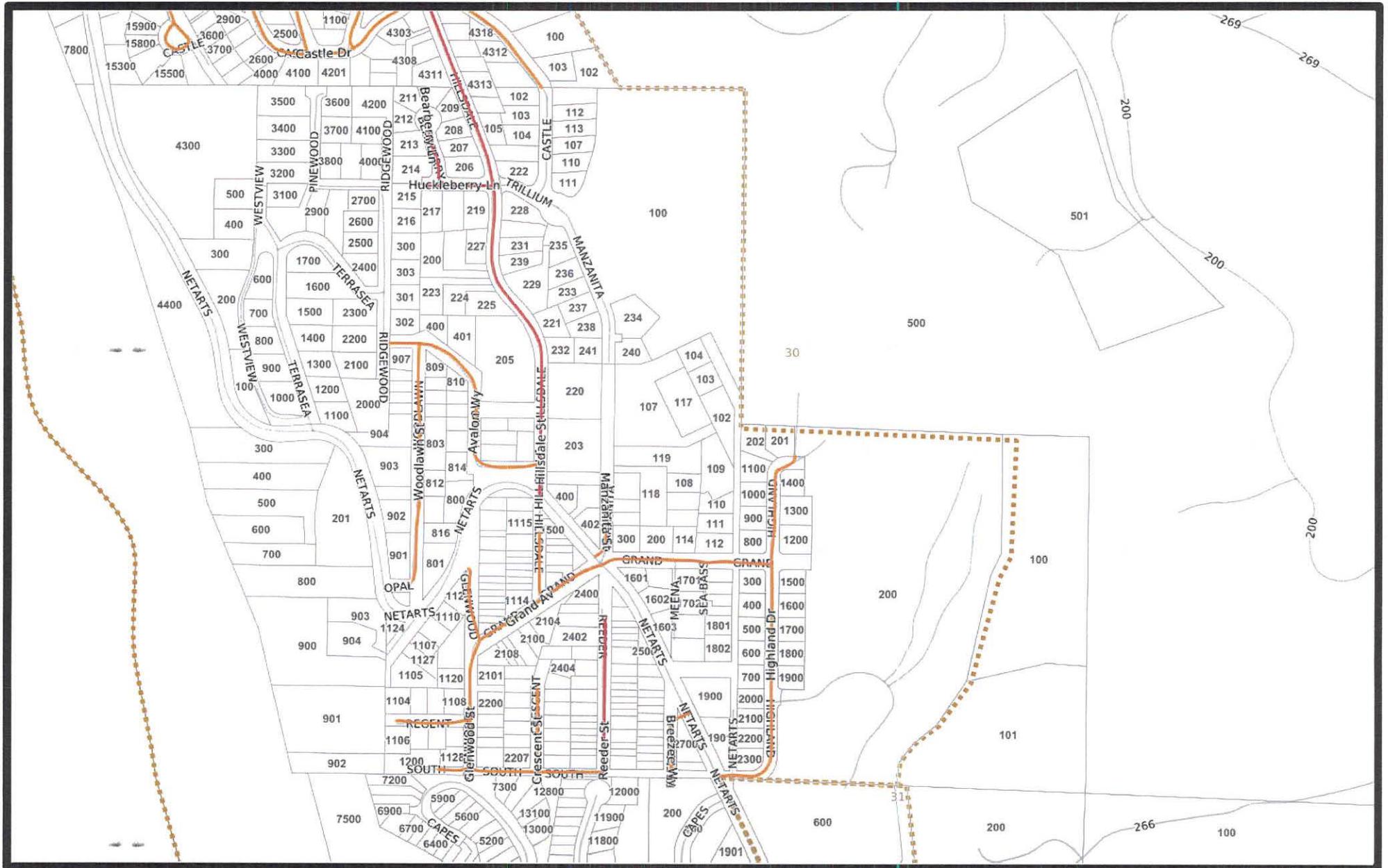
Petitioner’s submittal responds to several of the concerns summarized above. Petitioner’s submittal also includes analysis on basis for which a decision on these hearings must be made.

EXHIBITS

- A. Maps
- B. Petitioner Submittal
- C. Additional Public Testimony Received

EXHIBIT A

Map





HIGHLAND

NEVERTS

REEDER

SOUTH

REGENT

GRAND

MANZANITA

HILLSDALE

OPAL

WOODLAWN

TERRASEA

MANZANITA

AVILON

RIDGEWOOD

PINEWOOD

WESTVIEW

HILLSIDE

BERBERIB

CASTLE

ARTHURS

DOOMWOOD

DAISY

SUNSET

PILLMOCK

PACIFIC

SEAVIEW

ALDER

HILLCREST

CHINO

PORTLAND

ROSEBERG

BIRCH

CEDAR

NORWESTER

SEACREST

NORWESTER

SEACREST

MAXWELL MOUNTAIN

CAPE MARES LOOP

RADAR

SHORT BEACH

Map

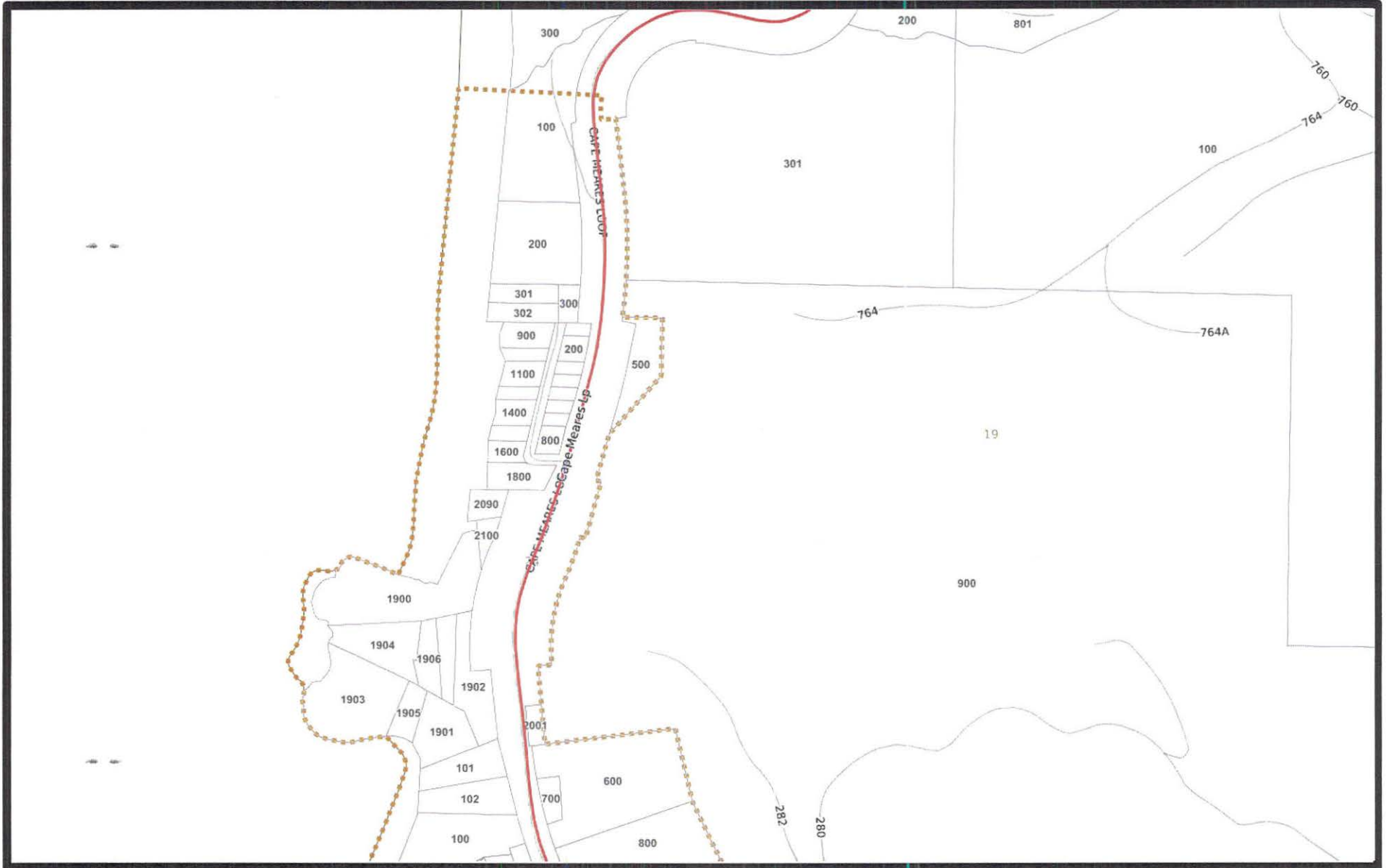


EXHIBIT B

MEMO

I interviewed Scott Fregonese & Cassandra Dobson of Fregonese & Associates via Zoom Conference on 10/1/2021 – 1:30 p.m. Sue Wainwright could not attend.

Fregonese & Associates is a land use planning consulting firm based in Kaiser. They offer services comparable to those the county currently outsources to a Eugene firm. (The Eugene firm's delayed responses and customer interactions were the subject of a significant contractor protest this summer.)

Fregonese's services include city official training on land use laws and procedures, advice and procedural work on ordinance updates and staff reports/presentations for land use appeal proceedings (appealed variance decisions, partitions, etc.). They are also experienced in assisting with the formulation of new or revised Comprehensive Plans.

They currently provide contracted services on an hourly basis (up to an agreed cap) to Bay City and Garibaldi. Their invoices generally run \$1500 - \$3000 per month for those cities up to a \$35,000 cap. This varies depending on the amount of frontline "counter" work the city staff does for itself. They very roughly estimate similar services for Oceanside would run \$20-30,000 per year. (The budget committee has included .5 FTE for in-house planning work in addition to an allotment for contracted services.) They indicated that they often informally provide advice on planning work that obviates more expensive consultations with legal counsel.

Fregonese and/or Cassandra regularly travel from Kaiser, Oregon to service their Tillamook County cities once a week but are likely to increase that if current talks with Rockaway prove fruitful. On applications, some decisions are made onsite, while more complicated issues may take a week or two.

Public Works/Roads

Chris Laity, Director of the Tillamook Count Public Works Department, generously offered assistance to the Budget Team in estimating the costs Oceanside should anticipate in any effort to update and maintain the roads falling within the Oceanside Community Growth Boundary. His analysis included both “county” roads and “local access” roads (not historically maintained by the county), but did differentiate between paved and graveled roads. He met with the Team in an extensive question-and-answer session and offered charts and spreadsheets in support of his analysis¹ based on county records. His analysis excluded any costs related to Highway 131 or Cape Meares Loop Road, both of which would initially be excluded from the city’s jurisdiction. None of his long-term estimates allowed for inflation, a factor he quantified at 3% a year.

As a benchmark, the Team asked Laity to presume a goal of improving all Oceanside roads to the current condition of Chinook Avenue, which was newly paved in the past few years. He described this as adding a 2- to 3-inch gravel “lift” with asphalt and ([or?] “chip seal.” Based on county contract costs for comparable roads, Laity broadly estimated that it would cost roughly \$800,000 to \$1 million to improve Oceanside’s paved roads and approximately \$2 million to improve and pave its current graveled roads. Once improved, Laity estimated the currently paved roads could be maintained at an annual cost of roughly \$30,000. [Note: contact Chris for a maintenance estimate that includes all roads, once paved.]

Laity emphasized that it would be a waste of resources to pave roads subject to deterioration by deficient stormwater drainage. The county has been forced to adopt a patchwork approach, improving drainage only on the roads it has been able to fit into its schedule and budget over the past few years. Laity recommends that the new city either budget, bond or seek grants for a consulting contract to compile a “master plan” for drainage and roads to be implemented and funded in intervals as funds allow. He estimates the cost of such a study at \$200,000 and is ready to recommend several engineering firms capable of doing good work on it. [Sarah Absher indicated that she and Chris Laity have unsuccessfully approached ODOT for grant funds to do county drainage planning, with Oceanside at the top of the list.] Laity also suggested that the new city approach the Netarts-Oceanside Sanitary District for ways to collaborate on such an initiative, for example to obtain maps of their current underground network.

Finally, Laity estimated that negotiating and managing road construction contract work would require staffing at about .25 FTE.

Before ending the conference, the Team asked Chris to share his data and maps electronically, and also to provide information on the county costs expended in Oceanside over the past few years so that we might set a “baseline” against which to compare what a new city might be able to do.

¹ Cite to appendix

2016 - 124 PERMITS

Commercial Electrical	851-16-000220-ELEC	2/4/16	1S10 3000 00501	1755 CAPE MEARES LP RD, OCEANSIDE, OR	NETARTS OCEANSIDE SANITARY DISTRICT	Electrical wiring for new fuel station	Commercial	New
Residential 1 & 2 Fam Dwelling	851-16-001575-DWL	7/28/16	1S10 30BB 00900	5395 NORWESTER RD NW, TILLAMOOK COUNTY, OR 97141	WATSON, PAUL F	SINGLE FAMILY DWELLING W/ DECK	Single Family Dwelling	New
Residential Electrical	851-16-001583-ELEC	7/11/16	1S10 30BB 00900	5395 NORWESTER RD NW, TILLAMOOK COUNTY, OR 97141	WATSON, PAUL F	TEMP POWER LABEL # 21711	Other	New
Residential Electrical	851-16-001584-ELEC	7/11/16	1S10 30BB 00900	5395 NORWESTER RD NW, TILLAMOOK COUNTY, OR 97141	WATSON, PAUL F	WIRE NEW RESIDENCE 2177 SF LABEL #21722	Other	New
Residential Plumbing	851-16-001585-PLM	7/11/16	1S10 30BB 00900	5395 NORWESTER RD NW, TILLAMOOK COUNTY, OR 97141	WATSON, PAUL F	3 BATH NEW RES. 4 sink, 1 washer, 1 disposal, 2 hose bib, 3 tub/shower, 3 toilet, 1	Other	New
Residential Electrical	851-16-001512-ELEC	6/30/16	1S10 30BB 01400	1625 SUNSET AVE, TILLAMOOK COUNTY, OR	CHAIX, CONSTANCE ANNE	REPLACE 200 AMP METER BASE	Other	Replacement
Residential Mechanical	851-16-000243-MECH	2/8/16	1S10 30BB 03901	1633 HILLCREST AVE NW, TILLAMOOK COUNTY, OR 97134	CHILDRESS, ANTHONY & KATHLEEN	2 BATH VENTS DRYER HOOD	Other	New
Residential Mechanical	851-16-002899-MECH	12/29/16	1S10 30BB 03901	1633 HILLCREST AVE NW, TILLAMOOK COUNTY, OR	CHILDRESS, ANTHONY & KATHLEEN	1 PELLET STOVE AND 2 VENTS	Other	New
Residential Structural	851-16-002049-STR	9/27/16	1S10 30BB 07800	1590 CAPE MEARES LOOP RD NW, TILLAMOOK COUNTY, OR 97141	JENKINS, LESLIE D	REPLACE DECK SIDING WINDOWS	Other	Alteration
Residential Mechanical	851-16-002842-MECH	12/20/16	1S10 30BB 07800	1650 OCEANSIDE LN, TILLAMOOK COUNTY, OR	JENKINS, LESLIE D	Underground gas line	Single Family Dwelling	New
Residential Mechanical	851-16-001047-MECH	5/10/16	1S10 30BC 00300	1435 HILLCREST AVE, TILLAMOOK COUNTY, OR	SAPPINGTON, ERIC & MOLLY	Gas line to cooktop	Single Family Dwelling	Addition
Residential Mechanical	851-16-002585-MECH	11/8/16	1S10 30BC 01100	1430 SEAVIEW AVE, TILLAMOOK COUNTY, OR	DECARLI, JANA	Install customer provided wood stove	Single Family Dwelling	Replacement
Residential Electrical	851-16-000236-ELEC	2/5/16	1S10 30BC 01200	1450 SEAVIEW AVE, OCEANSIDE, OR 97141	CARPENTER, CHARLES K 1/2 &	METER/PANEL	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001938-MECH	8/23/16	1S10 30BC 01500	5450 ASTER ST, TILLAMOOK COUNTY, OR	PEARSON, LAURETTA & YIN, TEE	install ductless hp	Single Family Dwelling	Addition
Commercial Electrical	851-16-000196-ELEC	2/1/16	1S10 30BC 05300	1495 PACIFIC AVE, TILLAMOOK COUNTY, OR	31 IRVING LLC	200 AMP METER/PANEL	Accessory Structure	New
Commercial Electrical	851-16-001475-ELEC	6/27/16	1S10 30BC 06400	1490 PACIFIC AVE, TILLAMOOK COUNTY, OR	ROLL, MELISSA	REPLACE (2) 200 AMP METERS	Commercial	Tenant Improvement
Residential Structural	851-16-000822-STR	4/15/16	1S10 30BC 08000	1365 PACIFIC AVE, TILLAMOOK COUNTY, OR	SEYMOUR, DONALD C TRUSTEE	REPLACE RETAINING WALL 6 X 20	Other	Replacement
Residential Electrical	851-16-001105-ELEC	5/17/16	1S10 30BC 09900	1260 TILLAMOOK AVE, TILLAMOOK COUNTY, OR	FOSTER, WALTER T TRUSTEE &	NEW 2 PACK METER BASE	Two Family Dwelling	Replacement
Residential Electrical	851-16-000344-ELEC	2/19/16	1S10 30BC 10500	1369 TILLAMOOK AVE, OCEANSIDE, OR 97141	SCHIEFFELBEIN, PRUDENCE A	REPLACE METERMAIN	Single Family Dwelling	Replacement
Residential Mechanical	851-16-002097-MECH	9/14/16	1S10 30BC 11000	5475 ASTER ST, TILLAMOOK COUNTY, OR	SPOSITO, CARLO J TRUSTEE	install wood insert	Single Family Dwelling	Replacement
Residential Electrical	851-16-001468-ELEC	6/27/16	1S10 30BC 12000	5485 VIOLET ST, TILLAMOOK COUNTY, OR	GRIFFITH, PAULINE L	SS METERMAIN AND OUTDOOR RATED PANEL	Single Family Dwelling	Replacement
Residential Electrical	851-16-001235-ELEC	6/2/16	1S10 30BC 12500	1305 TILLAMOOK AVE, TILLAMOOK COUNTY, OR	DICK, VERNON E & EUNICE G	REPLACE METERBASE	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001626-MECH	7/18/16	1S10 30BC 13400	1325 SUNSET AVE, TILLAMOOK COUNTY, OR	BRESEE, MICHAEL H &	Install gas line to cooktop and vent out hood range	Single Family Dwelling	New
Residential Structural	851-16-001549-STR	7/7/16	1S10 30BC 13500	5460 DAISY ST, TILLAMOOK COUNTY, OR	WOODRIDGE, CHARLES B	DRY ROT REPAIR	Other	Repair
Residential Electrical	851-16-002142-ELEC	9/19/16	1S10 30BC 14400	5425 DAISY ST, TILLAMOOK COUNTY, OR	KEATING, STEPHEN G & HANSON, KARYN G	12 circuits added 5-4-17 1 200 AMP SERVICE and panel	Other	New
Residential Electrical	851-16-000428-ELEC	3/2/16	1S10 30BC 15301	5398 NETARTS HWY, TILLAMOOK COUNTY, OR	CARMEAN, DOUGLAS M	Meter change	Single Family Dwelling	Replacement
Residential Electrical	851-16-002857-ELEC	12/21/16	1S10 30BC 16000	1020 SOUTH CASTLE LN, TILLAMOOK COUNTY, OR	OFSTAD, WILLIAM M & SANDRA K	REPLACE METER BASE LABEL #23241	Other	Replacement
Residential Electrical	851-16-001433-ELEC	6/23/16	1S10 30BC 16800	5620 CASTLE DR, TILLAMOOK COUNTY, OR	BEVER, MICHAEL T & AMY E	NEW 200AMP METER BASE	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001093-MECH	5/16/16	1S10 30BD 02300	1060 ARTHURS RD, TILLAMOOK COUNTY, OR	DECKER, DAVID C & PAMELA J	Run one gas line and install LP fireplace insert.	Single Family Dwelling	New
Residential Electrical	851-16-001261-ELEC	6/6/16	1S10 30BD 02300	1060 ARTHURS RD, TILLAMOOK COUNTY, OR	DECKER, DAVID C & PAMELA J	CIRCUIT FIREPLACE INSERT	Single Family Dwelling	New
Residential Electrical	851-16-001377-ELEC	6/16/16	1S10 30BD 03600	1075 CASTLE LN, TILLAMOOK COUNTY, OR	BUNNELL, ALVIN Z & KAREN L TTES 9.62 % &	new 200amp ss meter base	Single Family Dwelling	Replacement
Residential Mechanical	851-16-000166-MECH	1/27/16	1S10 30CA 00106	995 CASTLE PL W, AVALON, OR 97141	LONG, GARY & DIANE	Install chimney and LP stove and vent tankless water heater.	Single Family Dwelling	New
Residential Mechanical	851-16-002569-MECH	11/4/16	1S10 30CA 00227	690 HILLSDALE ST, TILLAMOOK COUNTY, OR	TURNER, DAVID & JEANNE	Gas line to generator.	Single Family Dwelling	New
Residential Electrical	851-16-002593-ELEC	11/9/16	1S10 30CA 00227	690 HILLSDALE ST, TILLAMOOK COUNTY, OR	TURNER, DAVID & JEANNE	hook up generator and 100a subpanel	Single Family Dwelling	New
Residential Plumbing	851-16-000042-PLM	1/6/16	1S10 30CB 03700	905 PINWOOD LN, TILLAMOOK COUNTY, OR	PETER, STEVEN M & WHITTING, BRUCE A	3 fixtures	Other	Alteration
Residential Electrical	851-16-000055-ELEC	1/11/16	1S10 30CB 03700	905 PINWOOD LN, TILLAMOOK COUNTY, OR	PETER, STEVEN M & WHITTING, BRUCE A	10 circuits	Other	Alteration
Residential Mechanical	851-16-000462-MECH	3/8/16	1S10 30CB 03700	905 PINWOOD LN, TILLAMOOK COUNTY, OR	PETER, STEVEN M & WHITTING, BRUCE A	1 Outlet for cook top	Other	New
Residential Mechanical	851-16-002409-MECH	10/17/16	1S10 30CB 03900	6030 HUCKLEBERRY LN, TILLAMOOK COUNTY, OR	TUTTLE, MERRITT E & SALLY A	Install heat pump and pure air purification system	Single Family Dwelling	New
Residential Electrical	851-16-000610-ELEC	3/23/16	1S10 30CC 00300	5345 NETARTS HWY, TILLAMOOK COUNTY, OR	KRAMPERT, ALFRED P TRUSTEE 1/2 &	meter base repair BL #20924	Single Family Dwelling	Repair
Residential Electrical	851-16-001704-ELEC	7/26/16	1S10 30CD 00110	5350 GRAND AVE, TILLAMOOK COUNTY, OR	JONES, GERALD E JR & FRANCINE R	Back porch addition	Single Family Dwelling	Addition
Residential Structural	851-16-002060-STR	10/5/16	1S10 30CD 00401	5300 NETARTS HWY, TILLAMOOK COUNTY, NULL	CHOATE, KRISTEN E TRUSTEE	392 SQFT ADDITION (BEDROOM & BATH)	Other	Addition
Residential Mechanical	851-16-000948-MECH	4/27/16	1S10 30CD 01107	154 GLENWOOD ST, TILLAMOOK COUNTY, OR	BAILEY, BRIAN &	install 2 ductless hp's	Single Family Dwelling	Addition

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Residential Electrical	851-16-001089-ELEC	5/16/16	1S10 30CD 01107	154 GLENWOOD ST, TILLAMOOK COUNTY, OR	BAILEY, BRIAN &	2 heat pumps Job# 57304-10	Single Family Dwelling	Alteration
Residential Structural	851-16-001271-STR	7/13/16	1S10 30CD 01139	280 HILLSDALE ST, TILLAMOOK COUNTY, OR	WILLIAMS, DENNIS J & RHONDA J	ADDITION TO DECK 2 X 18	Other	Addition
Residential Structural	851-16-001690-STR	7/28/16	1S10 30CD 02105	5525 GRAND AVE W, TILLAMOOK COUNTY, OR 97143	RAYMOND AND MARY THOMAS	ACCESSORY STRUCTURE 50 X 36 X 34' HIGH 1000 SF LV 1800 SF SHOP	Detached Accessory Structure	New
Residential Plumbing	851-16-002824-PLM	12/16/16	1S10 30CD 02105	5525 GRAND AVE W, TILLAMOOK COUNTY, OR 97143	THOMAS, RAYMOND D JR & MARY B	3 SINK, 2 TOILET, 1 TUB/SHOWER, WASHER, WATER HEATER Rough End UnderSlab Only	Other	New
Residential Mechanical	851-16-002815-MECH	12/15/16	1S10 30CD 02408	250 REEDER ST, TILLAMOOK COUNTY, OR	ELKINS, DAVID G	install gas line and LP water heater	Single Family Dwelling	New
Residential Structural	851-16-002678-STR	12/6/16	1S10 30CD 02606	145 REEDER ST, TILLAMOOK COUNTY, OR	BUSH, COREY J	VOLUNTARY UNDERPINNING USING 3 PIERS	Other	Repair
Residential Electrical	851-16-002841-ELEC	12/20/16	1S10 30CD 02616	161 REEDER RD, TILLAMOOK COUNTY, OR	ALLEN, GARY W TRUSTEE &	CHANGE OUT MAIN BREAKER	Single Family Dwelling	Repair
Residential Structural	851-16-000663-STR	4/20/16	1S10 31AB 00300	490 FALL CREEK DR, TILLAMOOK COUNTY, OR	LAFLEUR, BRETT & JAYCI	90 SQFT ADDITION FOR WOOD FIREPLACE	Other	New
Residential Mechanical	851-16-001729-MECH	7/28/16	1S10 31AB 00300	490 FALL CREEK DR, TILLAMOOK COUNTY, OR	LAFLEUR, BRETT & JAYCI	Install wood burning fireplace and flue/chimney	Single Family Dwelling	Alteration
Residential Mechanical	851-16-001682-MECH	7/22/16	1S10 31AB 01400	475 FALL CREEK DR, TILLAMOOK COUNTY, OR	ROSS, ALICIA M TRUSTEE	Gas fireplace	Single Family Dwelling	Replacement
Residential Structural	851-16-002578-STR	11/8/16	1S10 31BA 01300	465 CAPES DR, TILLAMOOK COUNTY, OR	NEAL CAPES HOUSE LLC	DRY ROT REPAIR	Single Family Dwelling	Repair
Residential Mechanical	851-16-002509-MECH	10/27/16	1S10 31BA 03000	5255 CAPES LOOP, TILLAMOOK COUNTY, OR	GARDNER, MICHAEL PHILLIP	install pellet insert	Single Family Dwelling	Replacement
Residential Mechanical	851-16-002449-MECH	10/20/16	1S10 31BA 03100	5265 CAPES LOOP, TILLAMOOK COUNTY, OR	LANOUILLE, MARLA L	Run one gas line and install gas log set	Single Family Dwelling	New
Residential Mechanical	851-16-001643-MECH	7/19/16	1S10 31BA 08100	235 PROMONTORY LN, TILLAMOOK COUNTY, OR	BORTH, ROBERT T	Install ductless system	Single Family Dwelling	New
Residential Electrical	851-16-001647-ELEC	7/19/16	1S10 31BA 08100	235 PROMONTORY LN, TILLAMOOK COUNTY, OR	BORTH, ROBERT T	BL # 21519	Single Family Dwelling	Addition
Residential Structural	851-16-001120-STR	5/19/16	1S10 31BA 08200	245 PROMONTORY LN, TILLAMOOK COUNTY, OR	JOHNSON, BRADLEY L & JANICE M	REPAIR DECK	Other	Repair
Residential Structural	851-16-000124-STR	1/21/16	1S10 31BA 09000	325 PROMONTORY LN, TILLAMOOK COUNTY, OR	KITTNER, BARRY D	REPLACE DRY ROTTED DECK FRAMING	Other	Repair
Residential Structural	851-16-000926-STR	4/29/16	1S10 31BA 09000	325 PROMONTORY LN, TILLAMOOK COUNTY, OR	KITTNER, BARRY D	ALTERATION TO CONVERT BASEMENT TO STORAGE 16X28 448 SF	Other	Alteration
Residential Electrical	851-16-001109-ELEC	5/17/16	1S10 31BA 09000	325 PROMONTORY LN, TILLAMOOK COUNTY, OR	KITTNER, BARRY D	125 AMP Panel and feeder and 8 circuits	Two Family Dwelling	Alteration
Residential Electrical	851-16-000059-ELEC	1/11/16	1S10 31BA 09200	345 PROMONTORY LN, TILLAMOOK COUNTY, OR	LAMPERT, ANNE M TRUSTEE	REPLACE METERMAIN	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001397-MECH	6/20/16	1S10 31BD 00500	560 CAPES PT, TILLAMOOK COUNTY, OR	WYLIE, LLOYD S & VICKIE B	Installation of gas line and LP fireplace insert.	Single Family Dwelling	Replacement
Residential Mechanical	851-16-000439-MECH	3/3/16	1S10 31DA 00202	955 HAPPY CAMP RD, TILLAMOOK COUNTY, OR	LUM, MICHELLE M 1/2 &	Install wood burning fireplace, chimney and cap.	Single Family Dwelling	New
Residential Electrical	851-16-001405-ELEC	6/21/16	1S10 31DD 00200	1020 FIFTH STREET LOOP, TILLAMOOK COUNTY, OR	HEDLUND, FRANK & ELAINE	REPLACE METER AND PANEL ADD NEW CIRCUITS	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001462-MECH	6/27/16	1S10 31DD 00200	1020 FIFTH STREET LOOP, TILLAMOOK COUNTY, OR	HEDLUND, FRANK & ELAINE	Install ductless heat pump	Single Family Dwelling	New
Residential Electrical	851-16-001251-ELEC	6/3/16	1S10 31DD 02400	1085 FIRST ST, TILLAMOOK COUNTY, OR	EDGEWATER MOTEL LLC	sign label# 21593	Single Family Dwelling	Alteration
Commercial Electrical	851-16-001355-ELEC	6/15/16	1S10 31DD 02400	1085 FIRST ST, TILLAMOOK COUNTY, OR	EDGEWATER MOTEL LLC	New complete service	Commercial	New
Commercial Electrical	851-16-001356-ELEC	6/15/16	1S10 31DD 02400	1085 FIRST ST, TILLAMOOK COUNTY, OR	EDGEWATER MOTEL LLC	Meter change	Commercial	Replacement
Residential Mechanical	851-16-001606-MECH	7/13/16	1S10 31DD 02400	1085 FIRST ST, TILLAMOOK COUNTY, OR	EDGEWATER MOTEL LLC	Installation of ductless heat pump	Single Family Dwelling	New
Residential Mechanical	851-16-001607-MECH	7/13/16	1S10 31DD 02400	1085 FIRST ST, TILLAMOOK COUNTY, OR	EDGEWATER MOTEL LLC	Installation of ductless heat pump	Single Family Dwelling	New
Residential Plumbing	851-16-002153-PLM	9/20/16	1S10 31DD 02601	1035 FIRST ST W, TILLAMOOK COUNTY, OR 97143	BRIASCO, RICK	WATER HEATER, UTILITY SINK, WASHER, HOSEBIB, 30 FT WATER, 30 FT SEWER	Other	Replacement
Residential Electrical	851-16-002406-ELEC	10/17/16	1S10 31DD 02601	1035 FIRST ST W, TILLAMOOK COUNTY, OR 97143	BRIASCO, RICK	100 AMP Feeder and 5 circuits	Single Family Dwelling	Addition
Residential Mechanical	851-16-002203-MECH	9/27/16	1S10 31DD 03301	1050 FIRST ST W, TILLAMOOK COUNTY, OR	ABCD FOUR-PLEX LLC	install fireplace	Single Family Dwelling	Replacement
Residential Mechanical	851-16-001427-MECH	6/23/16	1S10 31DD 06000	1130 FIFTH STREET LOOP, TILLAMOOK COUNTY, OR	RENEAU, NICHOLAS R	install wood stove	Single Family Dwelling	New
Residential Electrical	851-16-000074-ELEC	1/12/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	ALTER 2 CIRCUITS	Other	Alteration
Residential Structural	851-16-000421-STR	3/24/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	4 BEDROOM & 3 BATHROOM ADDITION (1112 SQ FT) 2 DECK (190 SQ FT)	Other	New
Residential Mechanical	851-16-000973-MECH	5/2/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	install gas line to 2 cooktops and 1 LP fireplace	Single Family Dwelling	New
Residential Plumbing	851-16-001024-PLM	5/6/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	2 CLOTHES WASHER, 2 SHOWER, 5 SINK, 1 TUB/SHOWER, 3 TOILET, 1 WATER HEATER	Other	Repair
Residential Electrical	851-16-002260-ELEC	9/29/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	WIRE ADDITION 20 CIRCUITS	Single Family Dwelling	New
Residential Mechanical	851-16-002261-MECH	9/29/16	1S10 31DD 06700	1280 PEARL ST W, TILLAMOOK COUNTY, OR	COLARIC, ANNA J	6 VENTS, 2 DRYER	Single Family Dwelling	New
Residential Structural	851-16-002264-STR	12/1/16	1S10 31DD 08000	1385 PEARL ST W, TILLAMOOK COUNTY, OR	DAVIS, PETER S & KAREN M BOROSKE	UNDERPINNING FOUNDATION	Single Family Dwelling	Repair
Residential Electrical	851-16-000297-ELEC	2/15/16	1S11 24AD 00700	2655 RADAR RD, OCEANSIDE, OR 97141	KAYSER, PATRICK	New 200Amp meter and mast	Single Family Dwelling	Replacement
Residential Electrical	851-16-000749-ELEC	4/7/16	1S11 24AD 01800	2600 RADAR RD, TILLAMOOK COUNTY, OR	WYLAND, JACQUELINE V	replace meter Job# 57304-14	Single Family Dwelling	Alteration

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Residential Electrical	851-16-000011-ELEC	1/5/16	1S11 24AD 01901	2430 CAPE MEARES LP RD, TILLAMOOK COUNTY, OR	POWERS, ELKI A	SS METER	Single Family Dwelling	Replacement
Residential Mechanical	851-16-002735-MECH	12/2/16	1S11 24AD 01904	2500 CAPE MEARES LOOP, TILLAMOOK COUNTY, OR	FRIEDLUND, DAVID R CO-TRUSTEE	install pellet stove	Single Family Dwelling	New
Residential Electrical	851-16-000177-ELEC	1/28/16	1S11 24AD 01905	2440 CAPE MEARES LP RD, CAPE MEARES, OR 97141	FRIEDLUND, DAVID R CO-TRUSTEE &	Replace 200Amp meter base	Single Family Dwelling	Replacement
Commercial Structural	851-16-002513-STR	11/14/16	1S11 24DA 00201	2270 CAPE MEARES LP RD, TILLAMOOK COUNTY, OR	WATER DISTRICT, OCEANSIDE	ADDITION	Commercial	Addition
Commercial Electrical	851-16-002589-ELEC	11/8/16	1S11 24DA 00201	2270 CAPE MEARES LP RD, TILLAMOOK COUNTY, OR	WATER DISTRICT, OCEANSIDE	TEMP SERVICE LABEL#23035	Commercial	New
Residential Mechanical	851-16-000865-MECH	4/19/16	1S11 25AA 00100	5555 NORWESTER RD, TILLAMOOK COUNTY, OR	HUSTON, MICHAEL B TRUSTEE	Installation of wood fireplace	Single Family Dwelling	Replacement
Residential Mechanical	851-16-002658-MECH	11/18/16	1S11 25AA 00700	5705 NORWESTER RD, TILLAMOOK COUNTY, OR	HAM, PHYLLIS S	Install pellet stove	Single Family Dwelling	New
Residential Mechanical	851-16-000474-MECH	3/8/16	1S11 25AA 00800	5715 NORWESTER RD, TILLAMOOK COUNTY, OR	GREENBERG, DAVID T TRUSTEE	1 WOODSTOVE 1 FIREPLACE	Other	New
Residential Structural	851-16-000475-STR	3/8/16	1S11 25AA 00800	5715 NORWESTER RD, TILLAMOOK COUNTY, OR	GREENBERG, DAVID T TRUSTEE	1 SPECIAL INSPECTION FOR FINAL	Other	Other
Residential Mechanical	851-16-000696-MECH	4/1/16	1S11 25AA 00800	5715 NORWESTER RD, TILLAMOOK COUNTY, OR	GREENBERG, DAVID T TRUSTEE	install 4 ductless hp'ss	Single Family Dwelling	Addition
Residential Electrical	851-16-000703-ELEC	4/1/16	1S11 25AA 00800	5715 NORWESTER RD, TILLAMOOK COUNTY, OR	GREENBERG, DAVID T TRUSTEE	Meter change and 4 heat pump hook ups.	Single Family Dwelling	Alteration
Residential Plumbing	851-16-001163-PLM	5/24/16	1S11 25AA 00800	5715 NORWESTER RD, TILLAMOOK COUNTY, OR	GREENBERG, DAVID T TRUSTEE	1 SPECIAL INSPECTION FOR FINAL ON PLUMBING 1 SHOWER PAN	Other	New
Residential Mechanical	851-16-001158-MECH	5/24/16	1S11 25AA 01600	1065 SEACLIFF TER, TILLAMOOK COUNTY, OR	BREY, PAUL E & PEGGY J TRUSTEES	install gas line and lp fireplace insert	Single Family Dwelling	New
Residential Electrical	851-16-001260-ELEC	6/6/16	1S11 25AA 01600	1065 SEACLIFF TER, TILLAMOOK COUNTY, OR	BREY, PAUL E & PEGGY J TRUSTEES	CIRCUIT FOR FIREPLACE INSERT	Single Family Dwelling	New
Residential Structural	851-16-002115-STR	9/15/16	1S11 25AA 01900	1035 SEACLIFF TER, TILLAMOOK COUNTY, OR	SHELDON, GEORGE H &	4 SPECIAL INSPECTIONS (REPLACE FAILED RETAINING WALL)	Other	Other
Residential Electrical	851-16-001967-ELEC	8/29/16	1S11 25AA 02200	1816 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	PASTEGA, DENNIS TRUSTEE 1/2 &	BL #18129 1 cir for gate controller	Single Family Dwelling	Other
Residential Structural	851-16-000837-STR	7/19/16	1S11 25AA 02600	1745 ROSENBERG LOOP, TILLAMOOK COUNTY, OR	HANSEN, FREDERIC	9X28 GARAGE & 9X28 DECK	Other	New
Residential Electrical	851-16-002055-ELEC	9/8/16	1S11 25AA 02600	1745 ROSENBERG LOOP, TILLAMOOK COUNTY, OR	HANSEN, FREDERIC	2 NEW CIRCUITS	Single Family Dwelling	New
Residential 1 & 2 Fam Dwelling	851-16-001522-DWL	10/14/16	1S11 25AA 03300	1825 ROSENBERG LOOP, TILLAMOOK COUNTY, OR	KILLEN, RANDY & SABRA	NEW SINGLE FAMILY DWELLING	Single Family Dwelling	New
Commercial Mechanical	851-16-000153-MECH	1/26/16	1S11 25AA 04800	1610 PACIFIC AVE, TILLAMOOK COUNTY, OR	JTJ LLC	INTALL FIRE HOOD	Commercial	New
Commercial Structural	851-16-000154-STR	1/26/16	1S11 25AA 04800	1610 PACIFIC AVE, TILLAMOOK COUNTY, OR	JTJ LLC	ROOF ALTERATION	Commercial	Alteration
Commercial Alarm or Suppression	851-16-001171-FIRE	5/26/16	1S11 25AA 04800	1610 PACIFIC AVE, TILLAMOOK COUNTY, OR	JTJ LLC	INSTALL 1 RANGE GUARD PRE-ENGINEERED FIX FIRE SUPPRESSION SYSTEM	Commercial	New
Residential Electrical	851-16-002216-ELEC	9/28/16	1S11 25AA 05100	1635 ROSENBERG LOOP, TILLAMOOK COUNTY, OR	WILSON, DANIEL B 75% &	new meter base	Single Family Dwelling	Replacement
Residential 1 & 2 Fam Dwelling	851-16-000904-DWL	6/16/16	1S11 25AA 06200	1780 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	NEUNZERT, MICHAEL & CAROLINE B &	SINGLE FAMILY DWELLING AND DECK Addendum #1 (Change piers to meet existing conditions)	Single Family Dwelling	New
Residential Electrical	851-16-001691-ELEC	7/25/16	1S11 25AA 06200	1780 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	NEUNZERT, MICHAEL & CAROLINE B &	TEMP POWER LABEL#21726	Other	New
Residential Structural	851-16-001576-STR	7/26/16	1S11 25AA 06300	1810 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	ZEITZ, SANFORD W &	Replace deck	Single Family Dwelling	Replacement
Residential Plumbing	851-16-000186-PLM	1/29/16	1S11 25AA 06500	1830 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	PRATT, CRAIG MATTHEW & SHAHNAZ ARA	2 BATHS 2 KITCHEN 4 EXTRA FIXTURES REPLACEMENT	Other	Replacement
Residential Electrical	851-16-000224-ELEC	2/4/16	1S11 25AA 06500	1830 MAXWELL MOUNTAIN RD, OCEANSIDE, OR	PRATT, CRAIG MATTHEW & SHAHNAZ ARA	FEEDER AND 35 CIRCUITS	Single Family Dwelling	Repair
Residential Structural	851-16-000226-STR	2/4/16	1S11 25AA 06500	1830 MAXWELL MOUNTAIN RD, OCEANSIDE, OR	PRATT, CRAIG MATTHEW & SHAHNAZ ARA	INTERIOR ALTERATION NEW WALLS FOR A CLOSET	Other	Alteration
Residential Mechanical	851-16-000146-MECH	1/25/16	1S11 25AA 06801	1860 CHINOOK AVE, TILLAMOOK COUNTY, OR	ROOSSINCK, MARILYN J	3 chimneys, venting and gas lines	Single Family Dwelling	New
Residential Electrical	851-16-000483-ELEC	3/10/16	1S11 25AA 06801	1860 CHINOOK AVE, TILLAMOOK COUNTY, OR	ROOSSINCK, MARILYN J	SERVICE, FEEDER, BRANCH CIRCUITS	Single Family Dwelling	New
Residential Electrical	851-16-000766-ELEC	4/11/16	1S11 25AA 06801	1860 CHINOOK AVE, TILLAMOOK COUNTY, OR	ROOSSINCK, MARILYN J	LE FOR VAC SYSTEM	Other	Alteration
Residential Mechanical	851-16-001172-MECH	5/25/16	1S11 25AA 06801	1860 CHINOOK AVE, TILLAMOOK COUNTY, OR	ROOSSINCK, MARILYN J	UNDERGROUND GAS LINE	Other	New
Residential Structural	851-16-000598-STR	4/1/16	1S11 25AA 08100	1755 MAXWELL MOUNTAIN RD, TILLAMOOK COUNTY, OR	DEMAREE, THOMAS L & ANN P	40' OF DECK RAILING	Other	Replacement
Residential Electrical	851-16-001953-ELEC	8/25/16	1S11 25AA 08800	1740 PORTLAND AVE, TILLAMOOK COUNTY, OR	LEFLAR, STEPHEN Y TRUSTEE	REPLACE METERBASE	Single Family Dwelling	Replacement
Residential Electrical	851-16-000790-ELEC	4/13/16	1S11 25AA 10600	1630 SUNSET AVE, TILLAMOOK COUNTY, OR	LORD, GARY R TRUSTEE &	new 3 pack meter base	Townhouses	Replacement
Residential Plumbing	851-16-001384-PLM	6/17/16	1S11 25AA 12400	1730 CHINOOK AVE, TILLAMOOK COUNTY, OR	SWJNFORD, CRAIG A TRUSTEE &	TILE SHOWER PAN	Other	New
Residential Structural	851-16-002582-STR	12/21/16	1S11 25AA 13200	1835 CHINOOK AVE, TILLAMOOK COUNTY, OR 97141	ROCKSTROM, JOCELYN, R AND BLIZE, JEFFERY W	ADDENDUM #2 CHANGING TO SPIRAL STAIRCASE 5-18-18	Other	New
Residential Structural	851-16-002696-STR	12/14/16	1S11 25AA 13200	1835 CHINOOK AVE, TILLAMOOK COUNTY, OR 97141	EISCHEN, C GEORGE	FOUNDATION REPAIR	Other	Repair
Residential Structural	851-16-002695-STR	12/14/16	1S11 25AA 13500	1815 CHINOOK AVE, TILLAMOOK COUNTY, OR	ROCKSTROM, THOMAS & VIOLETTE	FOUNDATION REPAIR	Other	Repair

EXHIBIT C

Lynn Tone

From: Lisa Pucci <lisacherney@yahoo.com>
Sent: Wednesday, January 26, 2022 9:13 AM
To: Lynn Tone
Subject: EXTERNAL: Oceanside Incorporation

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

I am a home owner and part-time resident of Oceanside. We support the ballot initiative to incorporate Oceanside as a city. We understand we are unable to vote in an election as non registered voters of Tillamook County. We believe the incorporation will enable the local community to have more control over decisions affecting our property, roads and future development. Thank you,

Lisa Cherney, 1030 S. Castle Lane, Tillamook, OR 97141.

Lynn Tone

From: Sarah Absher
Sent: Wednesday, January 26, 2022 2:28 PM
To: David Yamamoto
Cc: Lynn Tone; Joel Stevens
Subject: Open and Robust Debate issue with Oceanside Inc

Public Comment

Lynn, please add this to the record.

Thank You,



Sarah Absher, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Bruce Jaeger <nguyenjaeger@gmail.com>
Sent: Wednesday, January 26, 2022 12:28 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: Open and Robust Debate issue with Oceanside Inc

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

Hello Commissioner and thank you a lot for your efforts today. I am very frustrated each time I hear the Oceanside United claims that we had an "open and robust debate".

I was one of the first to know of the effort to incorporate Oceanside in my neighborhood (Avalon) on Nov 21. I let all my immediate neighbors know that day (7 households), and two had some awareness of the endeavor already. I requested to be added to the ONA and was granted membership on 11-29-2021.

I was part of every meeting from that time forward. I suggested a change in moderation to include both pro and status quo moderators. It never happened.

The debates were hosted by all pro-city moderators. When questions or objections were raised the pro-city moderator or teammates responded with their perspective. The topic advanced to the next discussion point. There was no "open and robust debate". There was a one sided position represented.

ONA Board: Jerry Keene, Marilyn Roossinck, Mary Flock, Carol Horton (per Officers ONA website) (all Pro-City)
City Petitioners: Jerry Keene, Blake Marvis, and 85 other signatures (all Pro-City)

Task Force Members: Sharon Brown, Mike Dowd, Carol Kearns, Jerry Keene, Blake Marvis, Susan Moreland, John Prather, Sue Wainwright (all Pro-City)

Unofficial but likely candidates for City Council: Filing a candidacy for City Council hasn't started yet.

Thank you for sharing this with the other Commissioners

Bruce Jaeger
(503) 317-6150

Sarah Absher

From: Gene Mitchell <gene.mitchell@comcast.net>
Sent: Tuesday, January 25, 2022 9:04 AM
To: Sarah Absher; Jenny Green
Subject: RE: Oceanside Incorporation Discussion

Sarah

Thanks for spending some time with us to go over the possible impact of the Oceanside incorporation on the Capes. In the event that Oceanside is incorporated, the Capes would want to become part of the Netarts boundary and keep the urban benefits you described. That seems to be a very reasonable solution and will then allow the development of our lots under the current practices of sewer and water hook-ups.

Sincerely

Gene Mitchell
Capes HOA president

Sent from [Mail](#) for Windows

From: [Sarah Absher](#)
Sent: Monday, January 24, 2022 10:55 AM
To: [Jenny Green](#)
Cc: [Gene Mitchell](#)
Subject: RE: Oceanside Incorporation Discussion

Thank You Jenny,

See you both shortly.

Sincerely,



Sarah Absher, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3317
sabsher@co.tillamook.or.us

From: Jenny Green <jenny@thecapeshoa.org>
Sent: Monday, January 24, 2022 10:51 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Gene Mitchell <gene.mitchell@comcast.net>
Subject: Re: Oceanside Incorporation Discussion

Sarah Absher

From: kissmekait21@yahoo.com
Sent: Monday, January 10, 2022 9:27 PM
To: Kelly Fulton
Subject: EXTERNAL: Hearing for Oceanside incorporation city limits boundary

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

Hello Mr. Fulton, my name is Kaitlyn Sawyer and I live in the Avalon West community south of highway 131.

As a self sufficient community we would

Like to be excluded from The boundary of Oceanside's proposed incorporation.

As I understand that hearing has been moved to the 26th of January instead of the 19th. If in person (not zoom or phone) testimony on our behalf is necessary I would like to attend. I am fully vaccinated and boosted, and supply my vaccination card.

Being excluded from this incorporation just makes sense. We have no need for what they are trying to do down there.

Please let me know if in person will be allowed.

Thank you!

Kaitlyn Sawyer
205 Reeder Street

Sent from Yahoo Mail on Android

Oceanside Building Height Limitation Change

The Oceanside building height limitation change should be based on sound reasoning and not subjective or emotional appeal. The statement in the paragraph below does not establish credible criteria as the bases for regulation change.

“Moreover, new homes in Oceanside increasingly reflect designs that emphasize height and square-footage over the preservation of light and air between buildings or the stability of our steep slopes. We are also seeing more frequent requests for variances to avoid limits on set-backs and lot coverage, while new homes increasingly feature light-blocking cube designs with relatively flat roofs that maximize living space, but are often vulnerable to moisture damage and rot. These trends will only increase as the exploding prices of land and construction tempt those who build new structures to maximize living space for short term rental use in order to subsidize costs. A reduced height limit would at least moderate them.”

“Requests for variance to avoid limits?” “Light-blocking cube design?” “Moisture damage and rot?” “Tempt those who build new structures?” These are highly-speculative phrases designed to foster an us-versus-them atmosphere.

Several of the above-quoted author’s assertions incorrectly evoke false dilemmas which simply do not exist, as these issues are already addressed by current regulations.

- Light and air are strictly regulated by the Building Code and by land use setbacks.
- Permits for construction on steep slopes are already only permitted with the proper engineering and soil science assessments.
- Low-slope roofs are highly-regulated in the Building Code.
- The variance process is a legitimate mechanism in an otherwise rigid regulatory environment.

There may be legitimate reasons to modify building codes and land use regulations, but any such proposals must be factual and well-reasoned.

Criag Wakefield

1605 Oceanside Lane

Oceanside OR 97134



Sign

Sarah MacDonald <stmac11@gmail.com>

Avalon West Petition

1 message

Scott and Alice Gascho <gascho@canby.com>
To: Sarah MacDonald <stmac11@gmail.com>

Sun, Jan 16, 2022 at 9:02 AM

Sarah,

We are not able to make it to Oceanside to sign the petition asking to keep Avalon West out of the Oceanside incorporation. Please add our names to the petition. We own a lot on Crescent Street. The legal address is Avalon Block 19, Lot 12/13.

Thank you.

Scott & Alice Gascho

l - Sign

Re: Petition to Exclude Avalon West from Oceanside Incorporation

1 message

Jan Holloway <jan.holloway@gmail.com>
To: stmac11 <stmac11@gmail.com>

Sat, Jan 15, 2022 at 5:35 PM

We can do that.

Sent from my iPhone

On Jan 15, 2022, at 2:54 PM, stmac11 <stmac11@gmail.com> wrote:

Not unless you can zoom in and testify on the 26th

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jan Holloway <jan.holloway@gmail.com>
Date: 1/15/22 9:44 AM (GMT-08:00)
To: Sarah And Tony Mcdonald <stmac11@gmail.com>
Subject: Re: Petition to Exclude Avalon West from Oceanside Incorporation

Is there anything else we need to be doing?

On Jan 15, 2022, at 10:41 AM, stmac11 <stmac11@gmail.com> wrote:

Perfect I'll copy it and attach!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jan Holloway <jan.holloway@gmail.com>
Date: 1/15/22 9:31 AM (GMT-08:00)
To: Sarah And Tony Mcdonald <stmac11@gmail.com>
Subject: Re: Petition to Exclude Avalon West from Oceanside Incorporation

We want to sign the petition to exclude our neighborhood, Avalon West, from the Oceanside Neighborhood Association incorporation effort.

Jan Holloway and David Taylor
180 Reeder Street
Tillamook OR 97141

[Handwritten signature and scribbles in green ink]

On Jan 15, 2022, at 10:23 AM, stmac11 <stmac11@gmail.com> wrote:

Petion to exclude Avalon West from Oceanside Incorporation.

Sent from my Verizon, Samsung Galaxy smartphone

The undersigned registered voters/residents of Avalon West respectfully request their neighborhood be left outside of the boundary line of the possible future incorporation of Oceanside Oregon.

Date: Print Name: Signature: Address:

1-11-22 Christy Reeder *Christy M* 5450 South Ave NW

1-11-22 CHARLES REEDER *Charles* 5450 South Ave NW

1-11-22 Penny C. Reeder *Penny C. Reeder* 220 Reeder St.

1-11-22 Sharon L. Reeder *Sharon L. Reeder*

1-11-22 Carol Cortopassi *Carol Cortopassi* 220 Reeder St.

1-11-22 Pete Cortopassi *Pete Cortopassi* 220 Reeder St.

1-11-2022 Anthony McDonald *Anthony McDonald* 5500 South Ave NW

1-11-2022 Sarah McDonald *SARAH MACDONALD* 5500 South Ave NW, TILLAMOOK, OR 97141

1-14-2022 DANIELLE COGGIN *Danielle* 115 REEDER AVE, OR 97141

1-15-2022 Kaitlyn Sawyer *Kaitlyn Sawyer* 205 Reeder St.

1-16-2022 Vera Needler *Vera Needler* 135 Crescent St

1-17-2022 James Bellon *James Bellon* 175 Crescent St.

1-17-2022 ROBERT AULT *Robert Ault* 165 REEDER ST

1-18-2022 JOHN HAWTHORNE *John Hawthorne* 155 REEDER ST.

1-18-2022 Bonita Hawthorne *Bonita Hawthorne* 155 Reeder St.

1-18-2022 Amie Brown *Amie B* 173 Reeder St.

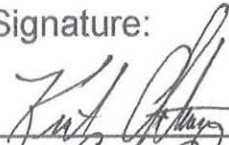
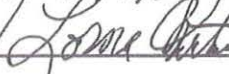


1-18-2022 COY OLSEN 145 Reeder St *Coy Olsen*

1-18-2022 COREY BUSH 145 REEDER ST *Corey Bush*

1-18-2022 Chandra Allen *Chandra Allen* 141 Reeder St.

1-19-2022 Julie Bruner *Julie Bruner* 210 Reeder St. Julie Bruner

The undersigned registered voters/residents of Avalon West respectfully request their neighborhood be left outside of the boundary line of the possible future incorporation of Oceanside Oregon.

Date:	Print Name:	Signature:	Address:
1/19/22	Kurt Christensen		200 Reeder St. Tillamook
1/19/2022	Lorna Christensen		200 Reeder St. Tillamook
1/19/2022	Kari Luyben	KARET LUYBEN	240 Reeder St. Tillamook
1/19/2022	Ted Luyben		240 Reeder St. Tillamook
1-19-2022	Katie Reeder		5450 South Ave NW Till.

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HH22-13

NOTICE OF PUBLIC HEARINGS

TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Public hearings will be held by the Tillamook County Board of Commissioners at 10:00am on January 19, 2022, and at 10:30am on January 26, 2022, in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141 to consider the following:

#851-21-000449-PLNG: Petition for the incorporation of the Unincorporated Community of Oceanside and the creation of the City of Oceanside. Petition includes a new tax rate for properties within the proposed city limits of the City of Oceanside at 80 cents (\$ 0.80) per one-thousand dollars (\$1,000). Properties proposed to be included in the city limits for the City of Oceanside include all properties currently within the Oceanside Unincorporated Community Boundary with the exception of those properties located within "The Capes" development.

Notice of public hearings, a map of the request area, and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing are posted in three public places within the Oceanside community pursuant to ORS 221.040(1). A copy of the public hearings notice, a map of the request area, and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing can also be found on the Tillamook County Department of Community Development webpage: <https://www.co.tillamook.or.us/communitydevelopment>