

**TILLAMOOK COUNTY**

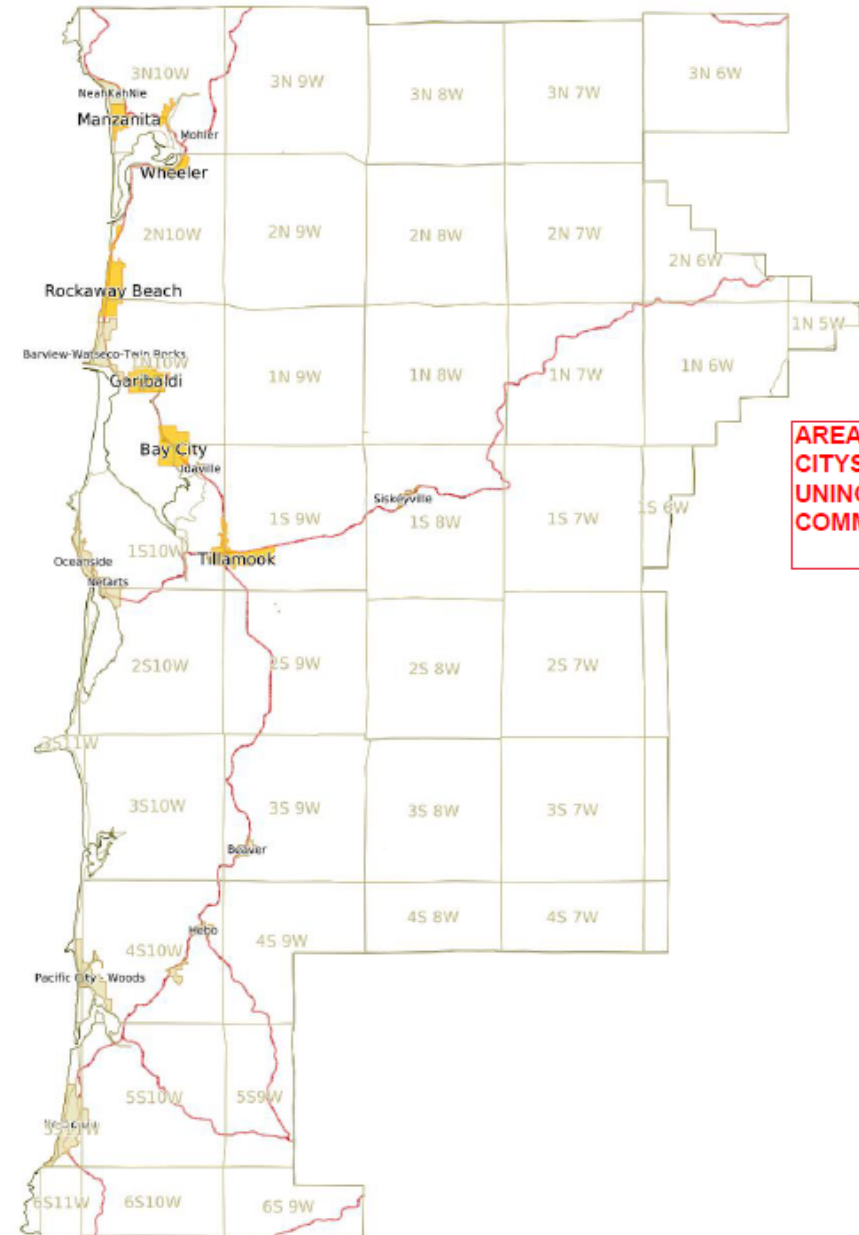
PROJECT PLANNER:  
MELISSA JENCK, SENIOR  
PLANNER, CFM

**#851-23-000210-PLNG:  
ORDINANCE  
AMENDMENT**

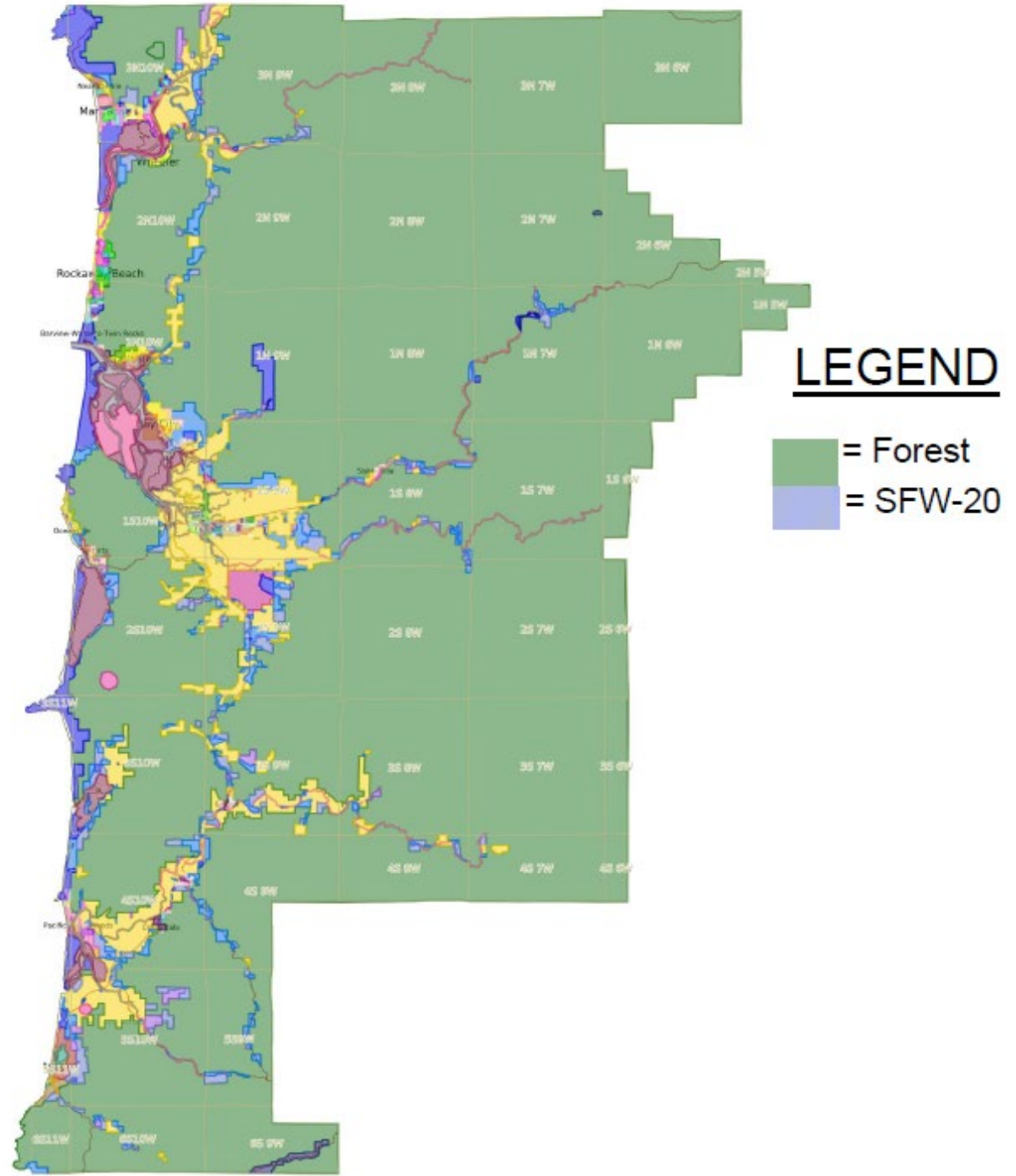
## REQUEST

- Ordinance Amendment request to revise the 'Forest (F) Zone', specifically 'Template Dwelling' reviews.
- 2019 House Bill (HB) 2225
- Applies to all Unincorporated Tillamook County Forest (F) Zone properties
- Standards apply to Small Farm and Woodlot (SFW-20) zones in forest use January 1, 1993

# VICINITY MAP



# ZONING MAP

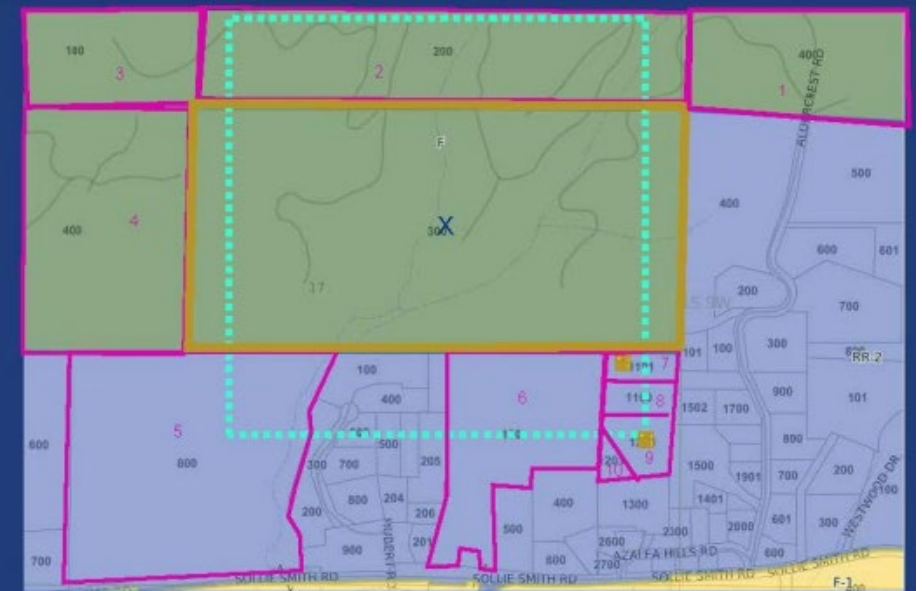


## SUMMARY OF AMENDMENTS

- *As used in this section, “center of the subject tract” means the mathematical centroid of the tract.*
- Prior language did not designate a mathematical center.

# SUMMARY OF AMENDMENTS

- *Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel or a dwelling under this section.*



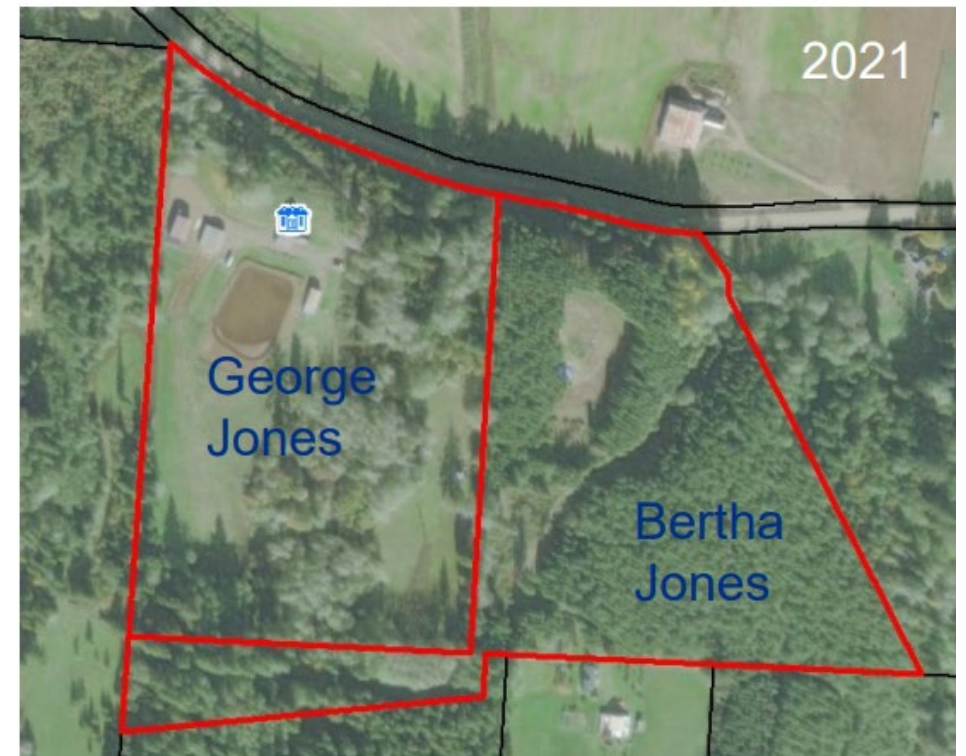
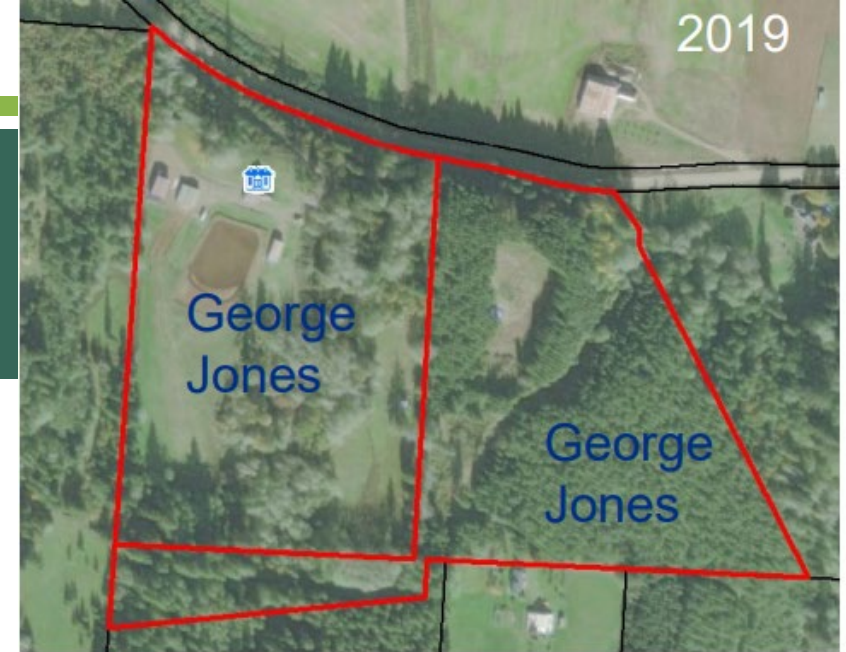
A. THE 160 ACRE SQUARE CENTERED ON THE SUBJECT PROPERTY DOES NOT INCLUDE 11 PARCELS AND 3 HOUSES EXISTING PRIOR TO 1993



B. THE WESTERN PROPERTY LINE IS ADJUSTED SO THAT THE 160 ACRE SQUARE CENTERED ON THE NEWLY CONFIGURED SUBJECT PROPERTY NOW INCLUDES AT LEAST 3 HOUSES AND 11 PARCELS EXISTING PRIOR TO 1993.

## SUMMARY OF AMENDMENTS

- *If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.*



# RELEVANT SECTIONS OF THE TCLUO & COMPREHENSIVE PLAN GOAL ELEMENTS

Goal 1- Planning  
Process & Citizen  
Involvement

Goal 4- Forest  
Lands

TCLUO Section  
3.004: Forest (F)  
Zone

TLCUO Section  
3.006: Small Farm  
and Woodlot  
(SFW-20)



# TCLUO SECTION 9.030

## TEXT AMENDMENT CRITERIA

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