



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

12/18/2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Tillamook County Plan Amendment
DLCD File Number 002-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, December 31, 2008

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

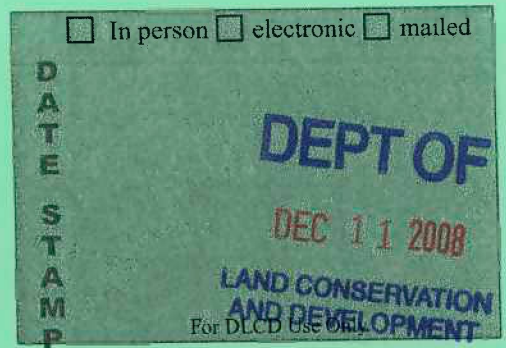
Cc: Lisa Phipps, Tillamook County
Doug White, DLCD Community Services Specialist
Laren Woolley, DLCD Regional Representative

<paa> YA

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**



Jurisdiction: **Tillamook County**
Date of Adoption: **11/12/2008**

Local file number: **ZC-07-03**
Date Mailed: **12/10/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date:

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

An Exception to Goal 3 was taken to allow the applicant to apply for a Conditional Use to place a church and parsonage on 15 acres of a 66 acre parcel zoned Farm (F-1). the Goal Exception is specific to the 15-acre portion of the property and to the uses that will be allowed. A zone change did not occur. The Order was approved on 11/12/08 and staff received the recorded order on 12/3/08.

Does the Adoption differ from proposal? Yes, Please explain below:

The applicant originally was going to go through the Zone Change process in addition to the Goal Exception but in scaling back their request, determined that a Goal Exception in and of itself would address their needs.

DEPT OF

DEC 11 2008

LAND CONSERVATION AND DEVELOPMENT

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **South of the CB of Cloverdale**

Acres Involved: **15**

Specify Density: Previous:

New:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

If no, do the statewide planning goals apply?

- Yes No
- Yes No

DLCD # 002-08 (16978) [1530]

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Lisa M. Phipps**

Phone: (503) 842-3408 Extension: 3328

Address: **201 Laurel Avenue**

Fax Number: 503-842-1819

City: **Tillamook**

Zip: **97141-**

E-mail Address: **lhipps@co.tillamook.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Avenue
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Notice of Approval of ZC-07-03

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

December 10, 2008

RE: In the Matter of a Request for a Goal Exception to Statewide Planning Goal 3 to allow for a church and parsonage on a 15 acre portion of the subject property designated as Tax Lot 2400 in Section 27 of Township 4 South, Range 10 West, Willamette Meridian, Tillamook County. The subject property is currently zoned Farm (F-1).

Dear Property Owner:

This letter is to confirm the action taken by the Tillamook County Board of Commissioners at their November 12, 2008 meeting regarding the above-referenced request. The Applicant requested a Goal Exception to Statewide Planning Goal 3 on the above referenced parcel. The public hearing for ZC-07-03 was held before the Board of Commissioners on October 15, 2008 with the Board signing the Order on November 12, 2008.

The Board of Commissioners **APPROVED** this request with conditions. Participants in the process which led to this decision may appeal to the Land Use Board of Appeals (LUBA) as provided by ORS 197.620 and 197.80-197.845. Notice of intent to appeal must be filed with LUBA by no later than 21 days from the day this notice was mailed.

I. GENERAL INFORMATION:

- Request:** Exception to Statewide Planning Goal 3 for a church and parsonage, and related uses, on 15 acres of the 66 total acres adjacent to the Nestucca Valley Elementary School.
- Location:** On the parcel designated as Tax Lot 2400 in Section 27 of Township 4 South, Range 10 West, Willamette Meridian, Tillamook County, Oregon.
- Current Zone:** Tax Lot 2400 is currently zoned Farm (F-1). The zoning will not change with this request.
- Applicant:** Randy Winesburgh, P.O. Box, 206, Cloverdale, Oregon 97112

II. REVIEW CRITERIA:

The request was processed against the Oregon Administrative Rule OAR 660-004 exception process. The Board of Commissioners found that the proposed use satisfies all relevant requirements and review criteria subject to the following conditions:

- A) **This Exception is limited to the uses proposed in the request of a 15,000 square foot church, phased as necessary, a parsonage, the use of which shall be limited to residential uses only, and adequate parking for these use as determined in Section 4.030 of the Tillamook County Land Use Ordinance.**
- B) **Any changes to the types or intensities of these uses shall require a new Reasons Exception.**

If you have any questions about this decision, please call the department any weekday at (503) 842-3408.

Sincerely,
Tillamook County Department of Community Development


Gerald Parker
Director

Enclosed: Board Order ZC-07-03
Assessor Maps

5. Zone Change Request ZC-07-03 is hereby approved as amended in the request and subject to the following conditions:
- A. This Exception is limited to the uses proposed in the request of a 15,000 square foot church, phased as necessary, a parsonage, the use of which shall be limited to residential uses only, and adequate parking for these use as determined in Section 4.030 of the Tillamook County Land Use Ordinance.
 - B. Any changes to the types or intensities of these uses shall require a new Reasons Exception.
6. The subject property shall be, as set forth in the staff report (Exhibit I), filed with Tillamook County Department of Community Development as ZC-07-03 and made a part of the Tax Lot file for this property.

DATED THIS 12th DAY OF November, 2008.

**BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON**

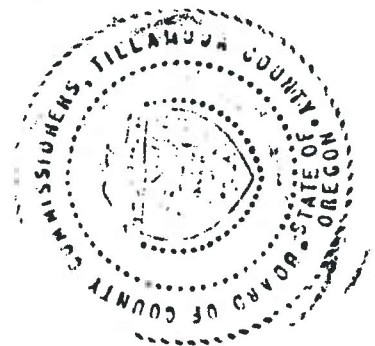
	Aye	Nay	Abstain/Absent
<u><i>Charles J. Hurliman</i></u> Charles J. Hurliman, Chairperson	<u>2</u>	_____	_____
<u><i>Tim Josi</i></u> Tim Josi, Vice-Chairperson	<u>✓</u>	_____	_____
_____ Mark Labhart, Commissioner	_____	_____	_____ / <u>✓</u>

ATTEST: Tassi O'Neil,
County Clerk

Sueann L. Beecraft
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent, County
Counsel

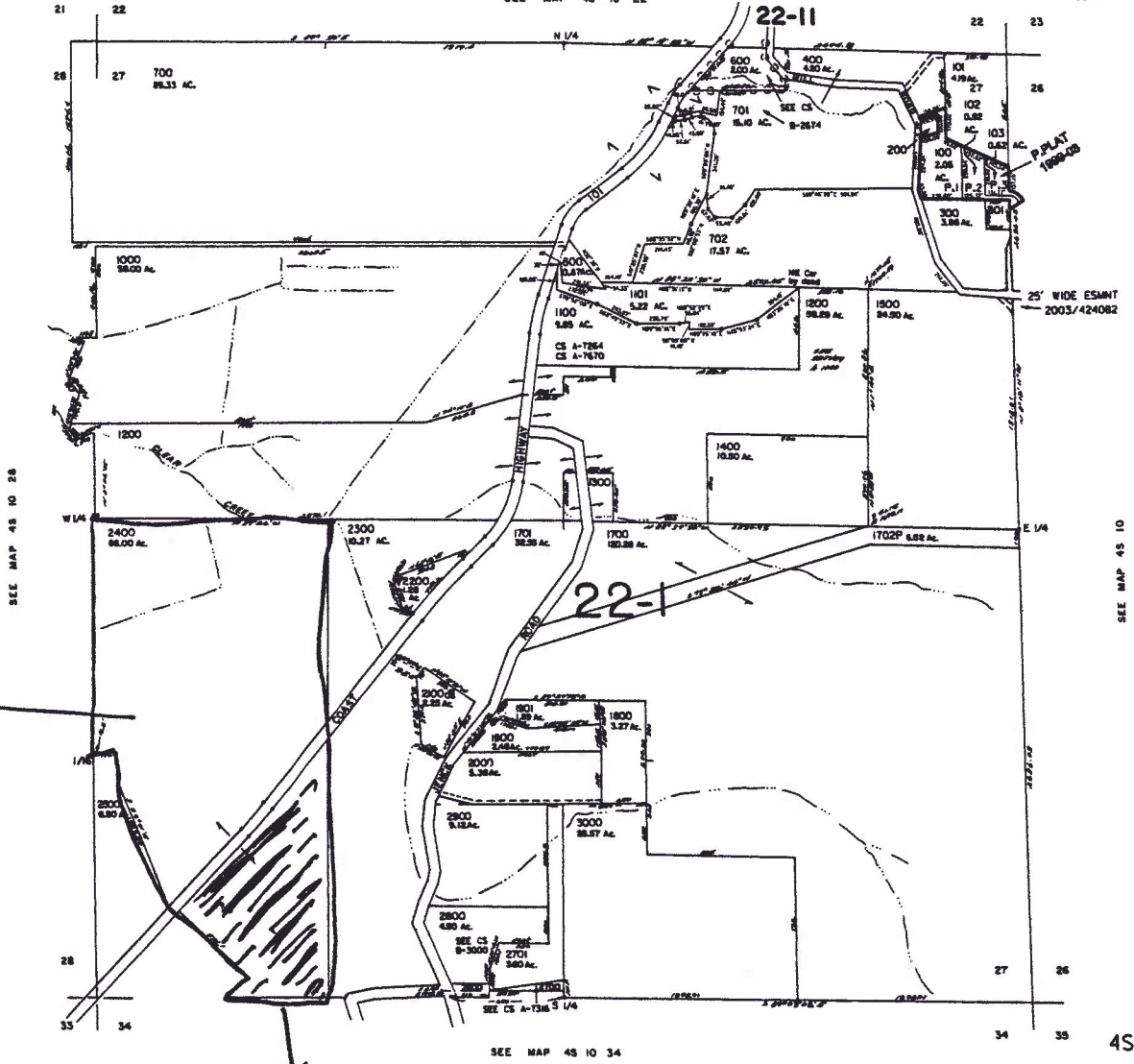


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 27 T.4S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 400'

4S 10 27
CANCELLED NO.
500
900
1600
3100
3200

SEE MAP 4S 10 22



Subject
Property

15-acre portion
that Goal Exception
applies to.

SEE MAP 4S 10 10

SEE MAP 4S 10 34

4S 10 27

Revised 02/13/07, WS

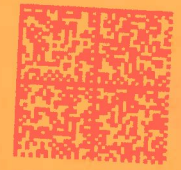
TILLAMOOK COUNTY DEPARTMENT
OF COMMUNITY DEVELOPMENT
201 LAUREL AVENUE
TILLAMOOK, OREGON 97141

DEPT OF

LAND CONSERVATION
AND DEVELOPMENT

DEC 11 2008

DLCD
Attn: Plan Amendment Specialist
635 Capitol St. NE
Suite 150
Salem, OR 97301-2540



UNITED STATES POSTAGE

FIRST CLASS
\$01.00⁰⁰
02 1M
0004220358
DEC 10 2008
MAILED FROM ZIP CODE 97141