

# *Oceanside Community Plan*

## *CHAPTER II*

*“Oceanside’s ideal is to safeguard our natural resources and preserve those elements of our community that enrich the spirit and quality of life for those living and visiting here.”*

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# CHAPTER II. Oceanside Community Plan

**Executive Summary:** The Oceanside Community Plan represents a vital guide to our future. This plan evolved out of a planning process which included active participation of local residents and property owners over a three-year period.

The Oceanside Community Plan has several elements:

- The Plan Purpose and Planning Process section describes the rationale for creating the plan, how it was created and the process used to ensure extensive public involvement, input and review as well as ongoing engagement of the community in local planning activities.
- The Introduction to Oceanside section includes the community's history and its vision for the future, an extensive inventory of current conditions (dwellings and potential additional lots) and estimates about the area's ability to accommodate future growth.
- The section entitled Description of Applicable Regulations contains several key elements: one, a description of the portions of the Tillamook County Comprehensive Plan, State Land Use Goals and relevant Oregon Administrative Rules that pertain to planning for the Oceanside community. Two, exploration of why Oceanside is identified as an Unincorporated Urban Community under Oregon's Rural Communities Rule. Each indicated goal includes a description of both the County's and the community's response to, and compliance with, the Statewide Planning Guide.
- The Oceanside Community Plan Policies section covers the necessary actions, priorities and programs the community agrees are needed to carry out the desired future specified in our vision. The community desires to retain our significant natural resources to enrich the quality of life for those living and visiting here.

**Plan Purpose and Process:** The purpose of the Oceanside Community Plan is to provide guidance to, and predictability in, the development of the community as it transitions to the Oceanside described in the Oceanside Community Vision Statement. While change is inevitable, there are many different futures that can be achieved. The residents and property owners of Oceanside believe that by working together, communicating effectively and properly preparing it will be possible to obtain the future they desire.

The Oceanside Community Plan is primarily a result of the work residents and property owners who served on committees, members of the Oceanside Neighborhood Association, and citizens who attended meetings and expressed their views. The process began at a Community Club

meeting held in December of 1993 which was attended by over 70 individuals. The Department of Community Development offered an opportunity to area residents and property owners to participate in a planning process to guide development in the Oceanside area over the next decade, to designate a planning advisory committee to represent the community concerns to the County. Issues were raised, prioritized, and committees formed by those in attendance, and this energy remarkably continued throughout the process.

The community organization and process have evolved over time. The Oceanside Neighborhood Association has incorporated as a non-profit organization, with officers elected from its membership, which consists of all property owners and residents of the community. Special committees were formed and continue to serve the community's wide interests beyond the limited scope of this planning process.

The planning process has evolved by inclusion as a Periodic Review Work Task in August of 1994. The work task description includes demonstrating compliance with the Division 22 Administrative Rules for Unincorporated Communities, which were not completed at that time. These rules were adopted in October of 1994, and added substantial legal requirements to the process.

***Introduction to Oceanside:*** Oceanside was initially zoned in 1969 by Tillamook County. In 1982 the zoning was updated as a result of a county wide rezoning which took place to bring the county land use regulations into compliance with the State mandated LCDC Goals & Guidelines. During that time a Community Growth Boundary was established around the communities of Netarts and Oceanside and urban zones were applied within that boundary.

Staff members from the Tillamook County Department of Community Development met with residents of the community of Oceanside at an Oceanside Community Club meeting on December 3, 1993. Approximately 70 Oceanside residents attended that meeting. At that time Tillamook County began a community planning effort within the community to prepare a comprehensive planning study of the community to bring the community zoning into compliance with a recently adopted Rural Community Rule.

Shortly thereafter the following Subcommittees were formed to carry out the task of working with the department to develop the Oceanside Community Plan.

- Community Vision
- Small Lots
- Community Rights
- Roads/Circulation
- Environment
- Short Term Rentals
- Planning & Zoning
- Vegetation/Trees
- Commercial Zoning

In July of 1994, shortly following the establishment of the above-mentioned committees, the initial Steering Committee mailed a questionnaire to each of the 600 property owners in Oceanside. See Appendix C.

Of the 600+ questionnaires that were mailed to Oceanside property owners 277 were received. With these results the Steering Committee and other subcommittees started to develop the documents to include within the Oceanside Community Plan. A copy of the questionnaire results is attached as Appendix C.

After thoroughly reviewing the questionnaire results in several subcommittee and Steering Committee meetings, as well as two well-attended Town Hall meetings, the community of Oceanside agreed, by consensus, to the following language as their vision for the community:

## *OCEANSIDE VISION STATEMENT*

*“Oceanside’s ideal is to safeguard our natural resources and preserved those elements of our community that enrich the spirit and quality of life for those living and visiting here. The area in and around Oceanside should be established as a special land use zone.”*

**Introduction:** In the fall of 1993, at the request of the Tillamook County Department of Community Development, a group of local residents and property owners formed an advisory group to help plan the future of Oceanside. In our charge, we examined the character of the area, reviewed the existing county land use and zoning policies as they applied to Oceanside, and looked at other issues as they affected the well being of the community. This exercise provided valuable feedback to county officials, insuring that new policies and regulations conform with trends and current local attitudes.

Although Oceanside and Netarts are described collectively in the Tillamook County Comprehensive Plan, each community feels that its respective character is sufficiently distinct to warrant independent study and recommendations. The two communities, however, continue to work closely with respect to providing urban services, fire protection, and a friendly, cooperative living environment.

The Vision subcommittee had as its task the articulation of the collective spirit and shared values of the community, which could be used as guidelines for future action. Our subcommittee was comprised of a mixed group of individuals: men and women, young and old, retired and working, local and nonresident, pro-development and those favoring limited growth. Our group did indeed have a diversity of views and opinions but we attempted to work for the best interests of the community, seeking to balance individual rights with the collective interest.

**Our Past:** The place was beautiful. Sparkling waves crashed against jagged rocks settling onto clean silver sand. The land was natural and undisturbed. Forest, grassland and water melded into one another providing ancient shelter for the animals, birds, and sea life that called this place home. Along the beach and through the forests ran the trails of the Salish speaking natives. These they would travel daily, gathering food from the sea with the tides, berries from the forest with

the seasons, and roots, reeds, bark from the vegetation for clothing and baskets. Nothing changed for thousands of years.

In the 1700's, natives began to encounter the white men who came in sailing ships to explore the land. In time more white men came, staying and settling the same lands the natives already called home. Things changes swiftly now and, for the natives, the tide of race and culture had turned.

The earliest pioneers settled inland around the Tillamook Bay region. There they grew potatoes and produced milk products including butter and cheese. The pioneers soon discovered that the cheese was more easily marketable because it kept longer. As the population grew, people spread to other areas including what is now known as Netarts, a word derived from the Salish phrase, "ne ta at" or "near the water." Here oysters were gathered with the help of Native Americans and shipped to places like San Francisco. New homesteads developed along the coast from Netarts north to the headlands and south to the Cape. Much of the forestland here had burned many years before, so it was easy to raise sheep and cattle and farm the open grasslands. Some of the earliest pioneer names were William Glen, the Roots, and John Maxwell.

In the late 1950's, a road was cut to the top of Maxwell Mountain to take advantage of the view of Three Arch Rocks and Lost Boy Beach. The people who came to Oceanside were welcomed by the community and made to feel at home. The full time residents shared their enjoyment of the beach and the mysteries of the tide pools. Some visitors, enchanted with the place, moved to Oceanside, a trend that has continued through the years.

In the late 1960's, development of larger tracts of land adjacent to the core of the village began. Avalon and Avalon Heights were developed, followed by Camelot, Terrasea, and in the 1990's, by The Capes and Ocean Pines. While these later developments reflect a continuing trend for Oceanside, the speed and scale of the latest real estate developments has caught the attention of the entire community. Now there is a growing concern for us to get to know our neighbors. Do we want to allow the current trends to continue as before? What exactly are the interests, values, and attitudes of the people who live here? We hope, with this knowledge, to come together and chart our future and provide for our long-term stewardship.

***The Present-Survey Results:*** Unless we formally articulate and adopt a shared community vision now, before the less desirable elements of growth overtake us, it is unlikely that we will be able to preserve those elements that make Oceanside special. To define our character and to help us formulate a vision for Oceanside, in the summer of 1994, we polled the community (resident and non-residential property owners) to determine shared values and goals. The survey results showed the following community feedback: (Numbers added for easier reference to points)

1. First and foremost, we value our community's natural beauty, the safety of where we live, and the views of the ocean or Netarts Bay from our residences.
2. We are concerned about local vegetation and wildlife, support the formation of a land trust, value individual property rights, and have a desire for solitude.

3. The form and scale of our man-made environment is about as important to us as our sense of community.
4. We favor mainly single family rather than multi-family residences and we are strongly opposed to more motel/hotel development, vacation rentals and commercial services.
5. We also believe that existing rental units should be required to provide adequate off-street parking.
6. We are satisfied with our tourist attractions and facilities although we would like beach access to be extended to the handicapped.
7. In general, we are also satisfied with our narrow streets and our community services but would prefer underground power and utility lines and improved drainage.
8. We support a merger with the Netarts fire district, if fiscally responsible and if it results in more efficient services.
9. We encourage the development of walkways and bike paths throughout the community and between Oceanside, Netarts and Cape Meares.
10. To maintain the residential character of the community, Bed and Breakfasts (B&Bs) and short term rentals should be licensed and their numbers controlled. B&Bs and short term rentals should be required to provide sufficient off-street parking for tenants and guests.
11. Additionally, recreational and disabled vehicles should be parked on private property and screened from view.
12. In the Oceanside commercial zone, we encourage community use buildings, parks, and residential-based businesses as long as sufficient off-street parking is provided. We discourage tourist shops, motels, hotels, and grocery stores.
13. We want no new commercial development along the Netarts-Oceanside Highway or Cape Meares Loop.
14. Consistent with the State designation as Scenic and with the Tillamook County Comprehensive Plan, we encourage wider setbacks and landscape buffering from the roadway in order to provide a visual screen.
15. To maintain and enhance night views of the ocean or Netarts Bay, subdued lighting is also encouraged.
16. We would like more control over local issues and we want to identify common goals with neighboring communities so that we can work together to achieve these goals. To this end, we encouraged our community to develop an organization which represents Oceanside at the local and county level."

***The Future:*** Oceanside, though unincorporated, has the means to shape its future. The community has individuals with a wide variety of talents who are committed to providing stewardship of our unique place. In order to provide effective input to our county government, an Oceanside Neighborhood Association was formed. This group will serve as an advocate for the community and fulfill the statewide goal of encouraging “grassroots” citizen involvement in public process and decision-making. The Association will formulate policy to insure responsible long-term use of our resources consistent with community goals. We will encourage the county to refer all proposed projects and actions affecting the community to the Association for review and input. The Association will also develop a system of mediation for the resolution of problems and disputes within the community. The community has come together and has taken the first tentative steps in controlling its future. Let us continue to plan, to have a dialog, and to make decisions in a spirit of cooperation so that our hopes will come to fruition with an involved citizenry and an Oceanside that our children will be happy and proud to live in as we are. *(Revised 1/20/96 Zone and Plan Review Committee) Complete survey results available from our ONA Historian.)*

Due to the difficulty in obtaining septic approval and the failure and maintenance of existing approved septic systems on property located to the north of the existing community growth boundary the citizens decided to include the portion of land north of the existing CGB up to and including Radar Road. See Appendix A.

In February of 1995 Tillamook County contracted with McKeever/Morris, Inc. to work with the communities of Netarts and Oceanside to come to a consensus regarding where the division line should be located between the two communities; to define what areas were of mutual interest to each other; and, to provide a mechanism for each community to have input from the other community on land use actions occurring within the mutual interest area.

Members from each community were selected to form a Task Force to work with McKeever/Morris to resolve the issues. After several meetings of the Task Force an agreement was reached. This agreement was subsequently approved by each community and it established the delineation between both communities, the mutual interest area and the process to be utilized for land use requests within the mutual interest area. See Appendix A.

In July 1995 the Oceanside Neighborhood Association was established. A substantial part of the purpose of the Association is to function as an organized advisory body for the effective citizen involvement in the planning and development of matters affecting the quality of life and livability of the community. See Appendix D.

The community classification of “Urban Unincorporated Community” (UUC) proposed for Oceanside is a basic determinant of which Administrative Rule requirements apply to planning for the community. The Oregon Administrative Rules for Unincorporated Communities (OAR 660-Division 22) provide a framework for planning and zoning of lands which contain urban levels of development and are therefore not rural under the Statewide Planning Goals, and which are outside of the Urban Growth Boundaries of incorporated cities. The rules define four types of

communities as a way to distinguish between settlement patterns which have different levels of public services and which have different social characteristics. The rules allow different intensities of new uses, require varying levels of public facilities planning, and implement standards for expansion based on the community classification.

Oceanside is identified in the current Tillamook County Comprehensive Plan Goal 14, adopted in 1982, element under Section 3.3 as a “functionally” urban community because it has relatively dense residential development of 5 to 10 dwelling units per acre, and has a range of urban services including public sewer, water, street lighting, and fire protection. This level of existing development allowed the County to justify Goal 4 Forest and Goal 17 Coastal Shorelands exceptions for the area. The plan also identifies a range of commercial uses including a restaurant, tavern and motels. The policy under section 3.3 states that the County will plan for Oceanside as an urban area in accordance with Goal 14 Urbanization.

In their February 14, 1996 Town Hall Meeting the Oceanside Neighborhood Association elected to be an Urban Unincorporated Community designation after thoroughly reviewing the Rural Community Rule and the criteria contained within the rule. The Oceanside Neighborhood Association and Tillamook County have both determined that Oceanside best fits OAR definition of “Urban Community”, however the history of homesteading and current split between full and part time residence support the UUC designation. The difference in rule requirements in the case of Oceanside is that the UUC designation allows larger commercial uses and smaller motels than would be the case under a resort community.

***Description of Applicable Regulations:*** The regulations below are the framework for achieving compliance with the Tillamook County Comprehensive Plan, with the new OAR for Rural Communities, with Statewide Planning Goal 1 Citizen Participation, Goal 10 Housing, Goal 11 Public Facilities and Services, Goal 14 Urbanization, and with the requirements for the Periodic Review Task, Community Planning for Oceanside.

## **Tillamook County Comprehensive Plan**

***Goal 1 Citizen Involvement:*** The County Comprehensive Plan Goal 1 element does not contain specific policies or process to be followed for a community plan. In the absence of such guidelines, compliance is measured against Statewide Planning Goal 1 requirements and the Coordination and Citizen Involvement provisions of OAR 660-22-060.

***Goal 10 Housing:*** The Goal 10 element contains a broad policy under Section 3.1, which states that planning for housing needs will occur in rural areas and unincorporated urban communities as well as within Urban Growth Boundaries (UGB). This policy recognizes that while Oceanside is not incorporated as a city and therefore is not subject to Statewide Planning Goal 10 requirements for provision of housing, that it is developed as an urban area and should therefore provide for a portion of Tillamook County’s housing needs consistent with service providers ability to urban levels of facilities. The rules for unincorporated communities, however, appear to

not require compliance with Goal 10 in OAR 660-2-040. Housing in the community and additional comp plan policies under Goal 10 are discussed in Chapter IV of this report.

**Goal 11 Public Facilities:** This goal contains a brief description of sewer and water services in Oceanside as of the early 1980's, and contains a broad policy statement under Section 3.1. Public facilities for sewer and water are addressed in Chapter III of this report.

**Goal 12 Transportation:** Section 2 of the Goal 12 element contains findings and policies for highway transportation, which are adapted from the 1981 "Roadway and Traffic Safety Management Plan for the County." The study was not adopted as a part of the comprehensive plan but serves as a "background reference source." A description of transportation facilities and discussion of applicable policies is included in Chapter IV of this report.

**Goal 14 Urbanization:** The Community Classification section above explains the general policy in the plan under Section 3.3, which the County applies to urban unincorporated communities. The plan provides for Community Growth Boundaries to separate urban from rural and for coordination of the boundaries for zoning ordinances that regulate urban levels of residential development and commercial uses consistent with community needs. Compliance of the Netarts Plan with applicable policies of Goal 14 is discussed in Chapter IV of this report.

## Statewide Planning Goals

Statewide Planning Goal 1, Citizen Involvement, Goal 11, Public Facilities, and Goal 14, Urbanization all apply to this plan. The Oregon Administrative Rules for Unincorporated Communities Division 22 contain specific requirements which when satisfied, demonstrate compliance with the Goals.

**Oregon Administration Rules (OAR):** OAR Chapter 660, Division 22, the Rural Communities Rule was adopted by the Land Conservation and Development Commission on October 28, 1994 and became effective on November 15, 1994 (amended in 1997). These rules establish statewide policy for planning and zoning of unincorporated communities, and are the framework used for the acknowledgment process.

660-22-010(8): the definition of an urban unincorporated community.

660-22-010(9): the definition of an unincorporated community.

660-22-030(1): requires plans for an unincorporated community.

660-22-030(3): sets the basic requirements for industrial uses.

660-22-030(4): sets the basic requirements for commercial uses.

660-22-030(5): sets the basic requirements for motels.

660-22-03(6, 7, 8, 10 & 11): sets out the basic planning criteria.

660-22-040: sets out additional requirements for urban unincorporated communities.

660-22-050: sets out the requirements for public facilities plans.

***OAR Chapter 660, Division 4, the exception process:***

660-04-020: sets out the criteria for using resource land in a community growth boundary expansion.

660-04-022: sets out the basic criteria for an exception.

***OAR Chapter 660 Division 24 Periodic Review:*** This rule defines the process for approval of a Work Task which has been included in a Periodic Review Work Program. The portions of the rule which apply to the approval of the plan; appeals and resolution thereof begin with the requirements for submission of a Work Task under OAR 660-25-130.

## ***Goal 1 – CITIZEN INVOLVEMENT***

The Oceanside Plan is substantially a citizen-generated product which was guided and facilitated by the Oceanside Neighborhood Association. Representatives of the community volunteered and formed a committee to investigate concerns raised by the public at the first meeting, which took place early in 1993. This committee took the responsibility of scheduling meetings of both the committee and for the general public, and for finding as much consensus around the difficult issues addressed in the planning process as possible. The Oceanside Neighborhood Association is incorporated and is a non-profit body. The Oceanside Neighborhood Association is charged with the task of providing a forum for community involvement, of setting priorities for local public services and land use, and of facilitating communication within the Oceanside community and others.

The process followed by the Association consists of monthly general community meetings. All meetings are open to the public, with notice of the general meetings published in the Headlight Herald.

The results of the process were guided by the issues raised at the initial meetings, by the community survey, the Community Vision, and testimony to the Oceanside Neighborhood Association during public meetings. The survey was created, distributed, and results tabulated by participants. The survey was mailed to all property owners of record and the committee received nearly 50% response rate. The survey responses were used to draft the Vision Statement, which was also mailed to all property owners of record. Notice of the final Town Hall meeting in February of 1996 was also mailed to all property owners of record. Citizens were afforded an opportunity to comment to the Oceanside Neighborhood Association at all of these times, and at any of the other meetings.

## ***Goal 10 – HOUSING***

Oceanside currently has a broad range of housing sizes, values, and ages. Although a housing study was not done for this process, a visual inspection of the housing stock indicates small older homes, homes of moderate size and price, and large new dwellings. Oceanside has a very small number of manufactured dwellings. The perception is that a trend toward replacement and

improvement of older housing with higher value structures is under way, especially in areas which have a view of the ocean. Another significant aspect of housing in Oceanside is that approximately half of the dwellings appear to be second homes based on the number of out of area tax assessor addresses.

As indicated in Chapter IV of this report, the County Comprehensive Plan interprets Statewide Planning Goal 10 as applicable to all areas of the county, and includes additional policies intended to encourage adequate housing choices in the county. The findings under policy 3.1 explain that this interpretation is necessary since a strict interpretation of the state planning goals that needed housing must only be provided within a UGB which eliminates all communities south and west of the City of Tillamook from the housing goals. This represented housing for approximately one-fourth of the permanent, and 48% of the 1980 peak population in the South, South Central, and Central Coast areas of the county. Further, these areas are identified in the plan as having the highest growth rate in the county, and continue to provide substantial growth.

## ***Goal 11 – PUBLIC FACILITIES***

Oceanside is an urban unincorporated community which has shared a Community Growth Boundary (CGB) with Netarts, the urban unincorporated community to the south, since the Comprehensive Plan and current zoning designations were implemented in 1982. Sewer service is provided in both communities within the CGB by a special service district, the Netarts-Oceanside Sanitary District (NOSD). Each community receives water from a special service district, the Oceanside Water District, and the Netarts Water District, which are both public water systems under ORS Chapter 448.

Oceanside is primarily a residential community of approximately 372.12 gross acres, 471 dwellings, and has a mixture of other land uses including a restaurant, motels, a tavern and a coffee shop. Approximately half of the existing dwellings are second homes, and the community has a significant recreational aspect due to the adjacent ocean beach. The community is approximately 9 road miles from the City of Tillamook via State Highway 131, which continues south through the community of Netarts. Based on the land use inventory report, sufficient vacant developable land exists to provide for an additional xxx dwellings within the CGB area of Oceanside.

## ***Goal 12 – TRANSPORTATION***

Section 2 of the Goal 12 element contains findings and policies for highway transportation which are adapted from the 1981 “Roadway and Traffic Safety Management Plan for the County.” These policies are intended in part to guide land use decisions toward minimizing traffic accidents and unnecessary congestion by maintaining a road network that avoids conflicts between through traffic and local traffic.

The road network in Oceanside extends from either side of Highway 131 which is classified as a Minor Arterial Road in the 1981 plan. Traffic along this road through Oceanside will continue to increase as development in Netarts, Oceanside and Cape Meares continues. Intersecting local roads extend from either side of the highway, and existing residential uses access the highway directly. The vacant lands inventory map indicates that substantial numbers of additional dwellings and traffic will access the highway in this area in the future.

## ***Goal 14 – URBANIZATION***

The Goal 14 Urbanization element of the Comprehensive Plan in Section 3.3 identified Oceanside as an urban community and commits the county to planning for the area under the provisions of the goal. This and additional policies in the plan apply and are addressed below.

The Oceanside plan meets this policy by continuing to zone the land within the CGB for urban levels of development, by planning for and coordinating with the service districts which provide water, sewer and fire protection, and by adopting zoning codes which provide for a range of housing choices and needs. See Appendix A.

The Oceanside plan has expanded the Community Growth Boundary to include the area of Radar Road, in essence adding about 25% of land area, most of which is north of the existing boundary. Oceanside has also delineated an area of mutual interest with Netarts so that areas of overlapping jurisdiction are made explicit. The communities are distinguished by a zone boundary in the Fall Creek Area. See Appendix A.

The applicable portion of this goal, citizen involvement, is addressed under Goal 1 of this report. Tillamook County involved the Oceanside Neighborhood Association and interested citizens during consideration of whether the CGB should be extended to the north. It was the consensus of the citizens that the CGB be extended to the north to include the Radar Road area due to the history of septic denials, septic failures and the existing lots sizes which were more urban density in size.

Service district coordination is discussed in Chapter III of this report. Tillamook County, the Oceanside Water District, the Netarts Water District and the Netarts-Oceanside Sanitary District have implemented Cooperative Agreements as of 1996.

The need for additional land within the CGB was evaluated as part of the Oceanside planning process based on the Land Use Inventory. The results of the inventory indicate that substantial additional development can occur on land within the Oceanside CGB, assuming adequate access can be provided.

The planning process fulfills this policy through the citizen involvement process which led to this plan and the County's commitment to continue to involve the Oceanside Neighborhood Association through providing notice of pending land use decisions.

## ***Oceanside Community Plan Policies***

Over time, Oceanside has evolved and grown without losing its “coastal village charm.” In order to protect this ambiance while allowing growth and development to occur within Tillamook County regulations, specific policies are being introduced.

The community growth boundary will be expanded to include an area to the north which has had a long history of septic denials and failures. Inclusion in the growth boundary and the resultant access to public sewers will eliminate potential environmental hazards. Density within Oceanside’s core area will continue to be higher as currently platted, while new lots surrounding the core will be platted with a lower density urban residential lot size. Emphasis will be placed on improvement of public facilities and expansion of the community growth boundary only where absolutely necessary.

The following Oceanside Community Policies shall be incorporated into the Tillamook County Comprehensive Plan to guide development within the Oceanside CGB in order to achieve the Oceanside Community Vision:

### ***Policy 1. Community Form***

- 1.1 Oceanside shall be designated as an Urban Unincorporated Community.
- 1.2 Every effort shall be made to preserve the “rustic coastal village atmosphere,” the natural resources, and the beauty of Oceanside for the benefit of residents, visitors and future generations.

### ***Policy 2. Transportation***

- 2.1 Where feasible, roadways in the core area will be improved to allow for more adequate public and emergency vehicle access.
- 2.2 Encourage the maximization and utilization of required off-street parking areas to enable residents and guests of Oceanside the ability to adequately access roadways and to assure that roadways remain uncluttered and accessible to emergency vehicles.
- 2.3 Development of walkways and bike paths throughout the community and between Oceanside, Netarts and Cape Meares and non-automobile dependent (transit, bicycle and pedestrian) travel will be encouraged.
- 2.4 The County will work with the community and the Oregon State Department of Transportation to develop and access management and on-street parking plan.

### ***Policy 3. Housing***

- 3.1 Building design and landscape that enhances the aesthetic quality of the community are encouraged. Examples include:
- minimizing structural intrusions into open space on home sites;
  - minimizing clutter on home sites;
  - providing for home storage that enhances the beauty of the home site;
  - minimizing large, blank walls;
  - fitting the dwelling into the contour of the hillside so that structures work with the topography rather than against it;
  - minimizing impervious surfaces and providing for adequate drainage;
  - maximizing and using off-street parking so roadways remain uncluttered;
  - maintaining outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect the neighbors; and
  - encouraging native plant species to be utilized for landscaping.
- 3.2 (missing)
- 3.3 Encourage programs that focus on cleaning up existing poor condition homes and structures located within the community.
- 3.4 Small legally existing lots of less than 7,500 square feet will be allowed to be built upon consistent with all applicable regulations. Small lot coverage standards consistent with the resolution of the “small lots” issue reflected in the Tillamook County Land Use Ordinance, Section 5.100, shall be met.
- 3.5 Future development and lot partitioning shall occur only after the minimum zone standards, topography, geologic hazards, and public facility availability factors are taken into consideration to assure that adequate lot sizes are created which will not require future variances and which will not pose potential health hazards to life and/or property.

### ***Policy 4. Community Character***

The residents place high value on many qualities of the Oceanside Community, such as:

- Scenic ocean and bay vistas
- Abundant vegetation and wildlife
- Serenity and privacy
- Natural lighting (moon & stars)
- Natural noise (ocean & wildlife)

They encourage visitors, future property owners and residents to understand, respect and embrace these values through adherence to the following policies:

- 4.1 Every means should be taken to assure that development along the ocean and Highway 131 be compatible with maintaining the existing natural character of the area by maintaining or creating a vegetative buffer between development and the ocean and highway.
- 4.2 When developing, design considerations shall be given for retention of existing vegetation, the existence of wildlife, valued property rights, and the desire for solitude of surrounding property owners and residents.
- 4.3 A program to support and possible create a regional land trust shall be encouraged.
- 4.4 Construction of man-made structures which consider environmental effects and consequences shall be encouraged.
- 4.5 Encourage creation of programs that would promote a safe community environment with regard to fire, traffic, crime, personal property, and health.
- 4.6 Preserve and enhance the use of open spaces to avoid a crowded feel in the community, including the preservation and enhancement of trees and natural vegetation. Native plant species are encouraged in all landscaping by distribution of a recommended landscaping materials guidebook.
- 4.7 Reduction of intrusion such as noise, harsh lighting, view obstructions, clutter, and drainage runoff by completing new constructions within a reasonable period of time and in a timely fashion; utilizing off-street parking areas for resident and guest parking so that roadways may remain uncluttered and accessible to emergency vehicles; maintain outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect neighbors.
- 4.8 Preserve neighborhood attractiveness by encouraging placing power distribution lines for new buildings underground and limiting satellite dish size to as small as possible. Utility lines will be placed underground for new subdivisions and planned developments. When existing areas redevelop underground utilities shall be installed, unless placement will jeopardize the stability of adjacent properties.
- 4.9 Commercial developments, when possible, should be designed with natural siding, weathered wood, durable and rustic sign material to preserve the natural appearance of the community.
- 4.10 Maintain the low-density urban residential zoning classification.
- 4.11 Retain the existing county building height regulations.
- 4.12 Limit commercial development to the existing commercial core area and allow no additional commercial zoning.

- 4.13 Tillamook County will assist the Oceanside Neighborhood Association and the local property owners in developing a plan for the commercial area to establish guidelines for future commercial development which will retain the unique characteristics of the community.
- 4.14 The Oceanside Neighborhood Association, with the support of the Department of Community Development, will prepare a community education program about the value of maintaining trees and vegetation within the community.
- 4.15 New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land, binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.
- 4.16 Water shed protection is the critical element in maintaining and rehabilitating the water quality in the Oceanside watershed area. The ONA will work with the County and other appropriate authorities and landowners on implementation of the Oregon Forest Practices Act and other applicable regulations to achieve this goal.
- 4.17 Off-site advertising signs shall be prohibited inside the community growth boundary.
- 4.18 Other signs shall be adequately regulated to retain a village appearance.

***Policy 5. Public Involvement***

- 5.1 The County will refer all proposed projects, formal application requests and applications affecting the community to the Oceanside Neighborhood Association for review and input.
- 5.2 The ONA will identify common goals with the neighboring communities so that they can work together to achieve these goals.
- 5.3 The ONA will serve as an advocate for the community and fulfill the statewide goal of encouraging “grassroots” citizen involvement in the public and decision making processes.

- 5.4 The ONA will formulate policy to insure that responsible long term use of the community's resources are consistent with community goals.
- 5.5 The Association will develop a system of mediation for the resolution of problems and disputes within the community as they pertain to land use planning.
- 5.6 Tillamook County and the Oceanside Neighborhood Association will continue to find ways to effectively involve residents and property owners in the planning decision making process.