SUMMARY OF 2018 REVISIONS TO
2010 OCEANSIDE COMMUNITY PLAN

The 2018 Land Use and Community Plan Review Committee reviewed the text of the Community Plan that was completed in 2010 and approved the ONA membership in 2011 in order to update it and resume the process of seeking approval and implementation by Tillamook County. Out of respect for the work accomplished in 2010 and adopted by a formal vote in 2011, the current Plan Committee mostly limited its effort to streamlining and updating factual material in the Community Plan. The committee noted, however, that Oceanside did experience important demographic changes between 2012 and 2018:

- Twelve building permits were issued
- The population of full-time residents *decreased* from 361 to 317
- The number of short term rental licenses increased from 52 to 104.

While these changes reflect a "snapshot" and may or may not indicate trends, the 2018 Committee recommends that they be considered when the ONA commences work on the next version of the Community Plan.

Revisions to the 2010 Community Plan

The 2018 Committee made numerous, minor edits to the text of the 2010 Plan to streamline, correct or reorganize its provisions in ways that did not significantly alter their substance. Listing those minor revisions is not practical here but can be viewed by comparing the original and current versions of the Community Plan available online at www.oceansidefriends.org.

The committee did determine that some substantive revisions were also appropriate. This summary below includes committee recommendations for changes to the Plan that may be considered substantive.

CHAPTER I – PURPOSE AND VISION

The committee recommended no substantive revisions to this section. It retains the original "vision statement" adopted in the 1995 plan and re-affirmed by ONA members in 2011:

> "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 there."

CHAPTER 2 – BRIEF HISTORY OF OCEANSIDE

The committee updated this statement to reflect community developments since 2011, including:

- Population changes
- Business changes
- Funding and completion of an updated waste treatment facility

- Closure of Cape Meares Loop Road due to earth movement and the funding effort to re-route it
- Collapse and subsequent repairs of Highway 131 above Happy Camp, at entrance to Happy Camp and at Netarts intersection with Pearl Street.
- Reduction in the local post office status and hours
- County adoption of a short-term rental ordinance
- Solicitation of grant funds to update the Oceanside Beach access path

CHAPTER 3 – WHAT WE HAVE: PHYSICAL ENVIRONMENT

The committee updated this section to include descriptions of Symons Beach Wayside but otherwise recommended no substantive changes.

CHAPTER 4 – WHAT WE HAVE: SOCIAL ENVIRONMENT

The committee updated this description to eliminate discontinued groups and activities, such as the Oceanside Protection Society, but otherwise recommended no substantive changes.

CHAPTER 5 – WHAT WE HAVE: CIVIC ORGANIZATIONS AND EVENTS

The committee rewrote and supplemented this section to describe: (1) Oceanside Neighborhood Association, (2) Oceanside Community Club and (3) the annual Village Gathering.

CHAPTER 6 – WHAT WE HAVE: COMMERCIAL SERVICES

The committee updated this section to include references to these service businesses: (1) Roseanna's Café, (2) Blue Agate Café, (3) Three Arch Inn Café, (4) Oceanfront Cabins and (5) Three Arch Inn.

CHAPTER 7 – WHAT WE HAVE: PUBLIC SERVICES AND UTILITIES

The committee significantly expanded the original discussion of the history, status and services offered by (1) Netarts-Oceanside Sanitary District, (2) Oceanside Water District and (3) Netarts-Oceanside Rural Fire Protection District. It also supplemented the section with service information regarding Tillamook PUD, the post office, mass transit, bookmobile appearances, internet providers and emergency preparedness (Nixle).

CHAPTER 8 – ONA: WHERE WE'VE BEEN

The committee updated this historical discussion to include post-2011 developments and initiatives, including water quality measures, work to improve the beach access pathway and support for the Tillamook PUD's effort to site a new Oceanside-Netarts power line.

CHAPTER 9 – ONA: WHERE WE'RE GOING

The committee reorganized and updated this discussion to include ongoing or likely engagement with developing issues, such as the pursuit of Tillamook County Transient Lodging Tax grants, monitoring progress to reopen Cape Meares Loop Highway, short term rental regulation and tsunami emergency planning for residents and visitors.

CHAPTER 10 – COMMUNITY SURVEYS

The committee updated this section but did not conduct or report any new survey data.

CHAPTER 11 – EXISTING, PROPOSED AND POTENTIAL ORDINANCES

This chapter lists the county ordinances of significance to land use regulation in Oceanside. The committee recommended no substantive changes to that list of existing ordinances.

This chapter also identifies several substantive areas in which the ONA membership seeks county action to revise current land use ordinances. The committee did recommend significant updates to that discussion to reflect developments since adoption of the 2010 Plan.

First, the committee streamlined but did not recommend changes to those provisions in the 2011 Community Plan urging county action to update ordinances addressing **solid waste clean-up and yard junk** and **accessory dwelling units**.

Second, the committee recommended county action to update current ordinances to address these issues:

1) Road Grading. The committee added language noting the lack of county action on a county-wide Planning Department plan to address road grading and erosion control which the ONA reviewed, revised and endorsed at the county's request in 2009. The new language also relays county assurances that the grading plan remains on the Planning Department's "work list" and restates the ONA's call for action on it.

2) Lighting Standards. The committee added language noting that the county had still not taken action on a "draft lighting ordinance" that the 2010 Community Plan had characterized as "pending."

3) Short Term Rentals. The committee was informed that the county Board of Commissioners has determined not to address short term rental regulation in the context of land use proceedings such as the Oceanside Community Plan update. Nevertheless, the committee retained and updated language referencing identifying the county's separate efforts on this issue and identifying it as an area of significant concern our community.

CHAPTER 11 – EXISTING, PROPOSED AND POTENTIAL ORDINANCES (*continued*)

In addition, the committee added provisions requesting amendments to permissible "conditional uses" currently listed in Oceanside's residential zone. (Ordinance 3.310(3)) The county recommended that the ONA seek county approval for amendments that would:

- Prohibit the siting of water or sewage treatment plants in the residential zone
- Eliminate language requiring "periodic" reviews of "Bed and Breakfast" enterprises that have already received zoning approval (the county states that such reviews are redundant and not actually conducted)
- Prohibit the siting of foster homes accommodating six or more adults or children in the residential zone
- Prohibit the siting of "residential care, training or treatment facilities" for disabled individuals except as specifically allowed by state law.

CHAPTER 12 – POLICIES

The committee opted not to make many substantive changes to the community "Policies" adopted by ONA members when approving the 2010-2011 Plan. As originally approved, this section prioritized a number of specific "policies" to further Oceanside's "rustic coastal village atmosphere." These include policies encouraging county, community and private sector collaboration on measures to address community safety, emergency preparedness, traffic management, parking management, preservation of native vegetation, accommodation of pedestrian and bicycle routes, noise reduction, wildlife preservation and adherence to geo-hazard measures during construction. The committee did add or reinforce provisions emphasizing policies urging active solicitation of grant funds for community improvement and the implementation of lighting standards in Oceanside's residential zoning ordinance.

CHAPTER 13 – LAND USE INVENTORY

The committee revised this section to correct/update information derived from county records.

CHAPTER 14 – COMPLIANCE WITH STATEWIDE GOALS

The committee recommended no changes to this section, which merely quotes Oregon law.

APPENDICES

The appendices to the Community Plan consists largely of data, studies, statistics and other reference information cited or discussed in the text of the Community Plan. The committee recommended eliminating the unnecessary "Glossary" in the original Plan and revised the remaining appendix documents with updated data and figures where available. Otherwise, it did not recommend any substantive changes.

CHAPTER 1. PURPOSE AND VISION

1.1 Purpose

The Oceanside Neighborhood Association (ONA) compiled this Oceanside Community Plan (Plan)to provide guidance to, and predictability in, the development of the community as it undergoes change. Oceansiders recognize that change is inevitable and that many different futures are possible. However, we believe that by anticipating and tracking land use issues, working together and communicating effectively, we can achieve the future we plan for. The Plan will also serve to introduce newcomers to the Oceanside community and the values that inform our land use goals and priorities.

1.2 ONA's Community Vision

The ONA is formally recognized by county ordinance as the representative of Oceanside to the Tillamook County Board of Commissioners. Membership in ONA is open to every person who is at least 18 years old and who resides, owns property, or owns or operates a business within the Oceanside Community Growth Boundary. (See Appendix D, for the bylaws.)

In that capacity, in 1995, the ONA has adopted the Oceanside Community Vision as an ideal that aspires to express shared values of the community as they relate to growth and development. It states:

"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." (OCP 1995)

This vision statement was derived from sentiments expressed by a majority of respondents to a community survey conducted in that year. Similar sentiments were reflected in a subsequent survey conducted in 2007. (See Chapter 10 for details.) The consistency of responses over the two surveys suggests that Oceansiders' values, attitudes, and opinions with respect to living in this community have not changed over time, and that the vision expressed in 1995 continues to accurately reflect our core values.

1.3 Access to the Community Plan

The ONA maintains a current version of the Plan on its website at www.oceansidefriends.org, where it may be reviewed or downloaded for printing. Two hard copies will also be available at the Tillamook County Library.

1.4 Distribution of the Community Plan

The following individuals and agencies would benefit by having a copy of the Oceanside Community Plan:

a.) Oceanside residents and property owners in Oceanside
b.) Developers planning to build in Oceanside

c.) Real estate agents who sell property in Oceanside
d.) The Department of Community Development (several copies)
e.) Office of the County Commissioners
f.) Members of the Tillamook County Planning Commission

CHAPTER 2. BRIEF HISTORY OF OCEANSIDE

According to the Rosenberg-Whitlock Family History, "The first known white settler on what is known as Maxwell Point was an old man named Root who had taken squatter's rights in 1883. Nothing is known previous to this time though much of the forestland here had burned many years before. Early pioneers William Glen and John Maxwell raised sheep and cattle, farming the open grasslands. The Rosenberg family bought the Maxwell 320-acre homestead in 1922 with plans for the construction of an ideal recreation park and colony. Construction of a plank road began that same year (made from 2' x 12' rough planks with 6" x 6" cross timbers) connecting Netarts to Oceanside, financed by the Rosenbergs. They dug the tunnel through Maxwell Point in eight weeks by hand, after blasting a 'soft' area. Nearby they constructed $400 cottages with piped in water from a 4" wooden main with laterals. By 1923, the community now named Oceanside contained a restaurant, fish market, grocery store, large dance hall (turned into a skating rink in the 1930s), bathhouse, and office buildings. By the summer of 1924 Oceanside was virtually a tent city, an estimated 1,000 tents from the gate to the top of Maxwell Point." Even Governor Ben W. Olcott made a show.

By 1941 the road from Netarts was paved to Oceanside. During WW II soldiers patrolled the beach and 'black-out curtains had to be pulled down at sundown.' At the close of the war, the resort atmosphere was tempered by many young families who took up permanent residence.

In the late 1950s, a road was cut to the top of Maxwell Mountain to take advantage of the view of Three Arch Rocks and Lost Boy Beach. Visitors, enchanted with the place, began moving to Oceanside, a trend that has continued through the years. In 1961, 150 permanent residents lived in Oceanside, and the community doubled in size during that decade.

Oceanside was initially zoned in 1969 by Tillamook County. In that same period, development of larger tracts of land adjacent to the core of the village began. Avalon and Avalon Heights were developed, followed by Camelot and Terrasea. Most important, the original intent of retaining public spaces for everyone's use was perpetuated by Orin and Lorraine Rosenberg. Examples of this are the walking paths and stairways that were installed in a vertical pattern throughout Oceanside that lead people to Main Street and the beach. Several of these walkways still exist thanks to property owners who maintain them and allow for the continued access through their property.

In 1982, Oceanside 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 Land Conservation and Development Commission (LCDC) goals and guidelines. During that time a Community Growth Boundary was established around Oceanside, and low- density residential and small-scale commercial zones were applied within that boundary**.** (See map 1, Appendix A1).

In the 1990s, The Capes and Ocean Pines developments occurred. By the middle of that decade, Oceanside was receiving popularity from far and wide. Original platted tent lots were consolidated into narrow-lot residential development throughout the community. Though the full-time population has not increased to more than 317, more and more residences have opened their doors to the vacationing population and the population explodes in the summer time. (Rosenberg-Whitlock Family History-2008).

Starting in 2009, Tillamook County began considering a short-term, vacation rental ordinance to regulate the growing rentals of private homes as vacation lodging. The final ordinance, # 84, was adopted in September 2017.

During the early decades of the twenty first century, two of Oceanside's service districts engaged in major overhauls to their facilities. The Oceanside Sanitary District constructed a new treatment plant uphill from Cape Meares Loop Road and converted the old plant to a pump station. The Oceanside Water District built a new water treatment plant.

Focusing on drinking water quality, the Oceanside Neighborhood Association established a Clean Water Subcommittee that began working with Stimson Lumber Co. and others to monitor herbicide spraying and its effect on the waters of Short Creek.

In the middle of the second decade, several environmental events had severe impacts on Oceanside and neighboring Cape Meares: Highway 131 collapsed in three locations, leaving the community with no standard access to the outer world. In 2015, the highway above Happy Camp slid part way downhill. While state highway crews were rebuilding the road, Oceansiders were guided by pilot trucks through the failed Cape Meares Loop Road.

During those years, two culverts -- near Happy Camp entrance and adjacent to Pearl Street in Netarts -- also collapsed, causing more rough-road ventures following Cape Meares Loop pilot trucks to and from Oceanside.

The Tillamook County Public Works Department, with plenty of advice and support from Oceanside, raised at least $13 million in grants and other aid to finance a new route for Cape Meares Loop Road that would circumvent the 100-plus-year-old landslide that was destroying the existing roadway. Construction of the new road is expected to begin in 2020.

Several institutional changes swept Oceanside since the early twenty first century: The U.S. Postal Service converted its post office from full time to part time with mail delivery Monday through Saturday, but no window service on Saturdays.

While the early century saw three lodging places in Oceanside – Cliff Top Inn, Oceanside Inn and Beach Front Cottages – today there are only two: Three Arch Inn and Beach Front Cottages. And the number of eating places has stayed the same, but with two of them with new names and owners: The Anchor Tavern has become the Three Arch Inn and Brewin' in the Wind has become the Blue Agate. Roseanna's has remained the well-known destination restaurant for Oceanside.

CHAPTER 3. WHAT WE HAVE: PHYSICAL ENVIRONMENT

3.1 Oceanside's geology

Oceanside's geology from its northern boundary to Baughman creek (map 1, Appendix A1) is characterized as 'coastal terrace' – clay silt sediments, sandstone and basalt bedrock. Several high-angle faults cut the basaltic bedrock in the vicinity of Maxwell Mountain. The landscape includes native pine, spruce and alder with areas of understory of salal, Nootka rose and adaptive grasses. English Ivy has a strong hold on much of the landscape.

Stabilized older dune formations climbing as high as 600 ft above sea level south of Baughman creek (located at the Pacific avenue/highway intersection). The dunes were formed by ancient tidal sands and a rising sea level over the ages. They sit atop remnants of terrace sediments and decomposed basalt or landslide debris that extend nearly to sea level. The diverse stabilizing vegetative cover of the dunes consists of 60- to 90- year- old Coast pine and slightly younger Sitka spruce, with understory salal, ferns, evergreen huckleberry and coastal dune plants. Invasive scotch broom has colonized open sand and is abundant.

The topography of Oceanside includes slopes ranging from less than 19 percent to more than 100 percent. ((2004, Geologic Hazard Report, Horning Geosciences)).

3.2 Oceanside's village character

Oceanside is one of the few hill villages in Oregon that retains its intimate and unified character. It is constrained by the hills and cliffs so that the entire town forms a natural amphitheater to the ocean. Almost every property has a special relationship to the sea, cliffs, and hillsides. It also has a special relationship to other properties in that the shared landscape predominates over individual property lines. As a result, Oceanside has developed a character and reputation as an almost magical place of restorative charm. It affects those who visit as their own personal discovery, never to be forgotten. Long thought of as "undiscovered," the natural, artificial, and cultural environment of Oceanside is unique and needs to be safeguarded.

3.3 Walk down Oceanside's Main Street

On September 24, 2009, on a sunny afternoon, one of the officers of the ONA walked Oceanside's main street and recorded his thoughts and impressions on a hand held recorder. The intent was to observe and comment on the views, the houses, the street, the ocean, the beach, the wayside parking area, the signs, the commercial establishments, or anything about this stretch of Pacific Avenue that caught his attention. (See Appendix C) for the complete record of his walk.)

3.4 Three Arch Rocks National Wildlife Refuge

The refuge consists of three large and six smaller rocks totaling 15 acres. It was established as a National Wildlife Refuge largely due to the efforts of two young men, conservationists William L. Finley, for whom one of the rocks is named, and Herman Bohlman, who documented the wildlife with photographs. On October 14, 1907, Finley and Bohlman's efforts were rewarded when President Teddy Roosevelt declared Three

Arch Rocks a National Wildlife Refuge. Today, it protects over a quarter million nesting seabirds and is a favorite site for marine mammals. It is the oldest National Wildlife Refuge west of the Mississippi River.

In November 2009, the U.S. Fish & Wildlife Service completed a Comprehensive Conservation Plan and Wilderness Stewardship Plan for the Oregon Islands, Three Arch Rocks, and Cape Meares National Wildlife Refuges. ((The plan can be seen at http://www.fws.gov/oregoncoast/ccp.htm).

In part, the plan says:

"A testament to seabird conservation, Three Arch Rocks National Wildlife Refuge sustains the largest and most diverse seabird colony in Oregon and is an important breeding site for Stellar sea lions. Early protection of the nine offshore rocks that define this remote wilderness habitat set a precedent for conservation along the resource-exploited Pacific coastline, symbolizing a change in the way the American public protects and views these marine species. Formed by pre- historic lava flows and shaped by continuous oceanic forces, this Wildlife Refuge will be managed as wilderness in perpetuity, for the benefit of wildlife and the American people." ((U.S. Fish & Wildlife, Oregon Islands Final CCP and WSP, 2009, 1.10.2))

3.5 Beach Geology

Over 15 million years ago, lava scarred and seared its way across Idaho and eastern Oregon until it reached the sea (which was as much as 75 miles inland). Sandstone marine layers, once part of the ocean bed, can be seen at Maxwell Point as well as the headlands to the north. Ancient lava flows are visible in the rocks, locked in shape as sturdy basalt rock that developed after lava cooled. Some layers appear as pillow basalt, which was formed when the lava hit water and cooled very fast. Natural springs dot the coastline running out of dune sand and rocky embankments.

a.) The main beach:Oceanside

Recognized as the Oceanside Wayside State Park, Oceanside's mile and a half long main beach extends to the mouth of Netarts bay. The sandy beach includes basalt and siltstone cobbles weathered from the adjacent headlands or carried down by coast range streams. Seasonal changes affect the look of the beach. In normal years this sand composition moves southward in the summer with the northwest currents and returns with northward winter currents.

The effect of El Nino currents over the last 20 years have carried major storms here that produce large waves with coinciding high water levels. 'Hot spot' erosion occurred in the winter of '97 at the south end of Oceanside's main beach littoral cell, below The Capes development (located on a high bluff). An ancient landslide was triggered at the toe of the dune as the sand was eroded away. An underlying weak portion, a layer of clay, was exposed to wave action and the landslide was reactivated. The El Nino currents have produced high winter and spring waves and have transferred sand to offshore bars and narrowed the beach.

Razor clams and other shellfish were once plentiful; however, today small crab, mole crabs, sand shrimp and sand dollars predominate.

b.) Symons State Park. A narrow strip of land with a pathway to the beach was donated to the state by Percy Symons. It is used by beachgoers and surfers to access the sand.

c.) <u>Pocket beaches: Agate (Tunnel), Lost Boy, and Short beach</u>. Northerly movement of sand is blocked by Maxwell Point and the northerly headland so the three pocket beaches are not much affected by El Nino currents.

A tunnel in Maxwell Point headland connects Oceanside beach to **Agate (Tunnel) Beach** On the stack rocks here and on the two northerly beaches, you can still find mussels and play in tidepools. In the past, rockslides occasionally blocked the tunnel entrance but it now remains open most of the time.

Access to **Lost Boy Beach** (the smallest of the three) is limited to days when the tide is exceptionally low. This beach is named for **Lost Boy Cave**, a cave best explored when there is little or no sea flowing through it. Dorsey Griffin's article described the excitement
1920s tourists felt when they maneuvered their Tin Lizzies down the steep, narrow cliff- side road to the beach. A photo shows adventurers standing beside their cars, which were parked inside the cave.(Griffin,1999).

A local volunteer, working over several summers, recently completed a stairway to **Short Beach**. Rest stations with benches afford comfortable vantage points from which to watch seabirds and whales. The elderly and physically challenged now have easier access to this rugged beach with its view of Cape Meares headlands and the lighthouse.

CHAPTER 4. WHAT WE HAVE: SOCIAL ENVIRONMENT

<u>4.1 A day at the beach</u>

Visitors, such as Jim Moore writing in The Oregonian, view the beach as a treasure:

> "It was the quintessential day at the beach on the Oregon coast. My 3-year-old son and I raced the waves while my wife wandered the beach with her camera. Our two friends tried their hands (and feet) at surfing. Dogs chased Frisbees. Kites soared briefly and then plunged earthward. Children built sand castles and then destroyed them with glee.
>
> But something was vaguely missing. The coastal vibe I grew up with in Oregon was somehow absent. I pondered a moment ... and then I realized: There wasn't a T-shirt shop in sight. My only-at-the-beach craving for saltwater taffy wasn't flaring up. I wasn't fighting the temptation to buy a cute creature crafted of tiny

seashells for my knick-knack shelf back home. Was this heaven? Nope, Oceanside." (Moore, 2009).

4.2 Oceanside Community Club: potlucks and talks, other activities

Community Club potluck dinners occur on the first Monday of each month, September through June at the Oceanside Community Center. Dinner is preceded by a time for socializing and usually followed with a speaker or entertainment. Different members of the community take turns hosting these events, a responsibility that includes arranging the room and cleanup after the dinner. In this way, the community shares the work and the enjoyment of each potluck. The C.C. also has a flower garden established in 1992 and holds monthly gardening parties.

4.3 Art shows

The Community Center is also used for art shows twice a year, on Memorial Day and Labor Day weekends. The displays are set up by local volunteers with help from participating artists. Most of the artists are local, although the show draws artists from other parts of the Northwest. The work shown is of high quality and attracts residents and visitors to view and purchase ceramics, paintings, photographs, jewelry, wood working, and other crafts.

4.4 Fourth of July parade

The Oceanside 4th of July parade is an event everyone enjoys. It's up to each individual or group to determine how they will participate. It begins just off Cape Meares Loop Road at 10 a.m. as a Netarts/Oceanside fire district fire truck sets the pace north on Pacific Avenue thrilling spectators. The parade takes only about 15 minutes to reach the stop sign at the base of Maxwell Mountain Road, where there's a gathering for a sing- along of patriotic songs. Dogs are important marchers too, by the way.

4.5 Para Gliders

When the wind is right, Oceansiders can watch hang gliders and paragliders launch into the wind, soar high above the community, and eventually settle into flared graceful landings on the Oceanside beach. The Cascade Paragliding Club (www.cascadeparaglidingclub.org) has access to a private lot on Maxwell Mountain where the association members have a permanent launch site. The magnificent view from Maxwell looks down on the Three Arch Rocks National wildlife refuge, two-thirds of a mile off shore.

4.6 Gatherings

Community gatherings are sometimes held on a summer weekend or in the early fall at the Community Center. Invitations are sent to all Oceanside residents. These annual events draw a large number of neighbors. With such a large part-time population, gatherings are an invaluable event. An entrée is usually provided and community members bring potluck items.

4.7 Oceanside Chapel

The Oceanside chapel at 1575 Chinook Avenue provides non-denominational services

Saturday evenings. (Call 503-842-8980 for more information.)

4.8 Do Nothing Club
Every Friday from 10:30 to 11:30, Oceanside neighbors gather at Three Arch Inn for coffee and a lot of chatter.

CHAPTER 5. WHAT WE HAVE: CIVIC ORGANIZATIONS AND EVENTS

5.1 Oceanside Neighborhood Association

Oceanside has had an active Neighborhood Association for many years. Members of ONA often discuss issues of importance to Oceansiders and then correspond with the Tillamook County Commissioners on those issues. ONA meetings are held on the first Saturday morning of alternate months at 10 a.m. Usually the group meets in the Community Club on Pacific Avenue, but if that space is unavailable the alternate venue is the Chapel on Chinook Avenue. Effort is made to keep the meetings organized, polite and not more than 90 minutes in duration. Robert's Rules of Order are observed and a set of By-laws are in place to guide the association. ONA also maintains a website where information on the organization and minutes from past meetings can be found: www.oceansidefriends.org.

The ONA as it is frequently referred to, is a county Citizen Advisory Committee or CAC. This Oceanside Community Plan is assembled and updated by members of ONA. The information herein is derived from periodic surveys that are conducted to gather information on resident opinion and changing circumstances.

Anyone 18 or older who lives in, owns property, or owns or operates a business in Oceanside is invited to participate in the ONA meetings. Officers are elected annually in June, and nominations for Board positions are gathered in the months of April, May and until the June meeting. It is appropriate to self-nominate if you are interested as serving as a Board member. Positions include President, Vice President, Secretary and Treasurer. Terms are one year in duration.

5.2 Oceanside Community Club

Generally referred to as The Community Club, this group is a non-profit/social organization. A seven-member Board oversees the organization and elections are held annually. Like the ONA, the OCC is open to all Oceanside property and business owners and residents.

On the first Monday evening of the months of September through June members of the community gather at the Community Club on Pacific Avenue to enjoy a brief social hour and then to share in a potluck dinner. Members take turns acting as hosts and hostesses, which entails setting up the tables and chairs (and adding decorative table items if so desired), organizing the buffet table and then performing clean-up duties at the end of the evening.

Each month a guest speaker is invited to address the group on a general topic of interest. Typical topics may include Emergency Preparedness, control of invasive species or possibly a concert, usually performed by the Tillamook high school choir, to name a few.
The OCC is funded through donations from the public and through revenues received as a result of making the clubhouse available to the public for workshops, weddings, art shows, reunions, etc. Information regarding rental of the hall is posted on the bulletin board outside the Post Office which is located next door to the community hall.
The Community Club also maintains a website where information on the organization and minutes can be found: www.oceansidehall.com.

5.3 The Neighborhood Gathering

In the fall of each year, usually in a summer month, the members of ONA and OCC join forces to host a Community Gathering. The hope is for a sunny Saturday afternoon and festivities usually convene around 3 p.m. and end in the early evening. This event affords members of the community who are unable to attend Monday night potlucks the opportunity to meet and mingle with old friends and meet new ones.
This event is open to all members of the community. The groups provide beverages and a main course, community members bring side dishes and desserts. The event is held in the community hall and people pitch in to help with set-up and clean-up. The date varies from year to year, the event is publicized at the Post Office, can be found on the website, and is published through emails to the members of ONA and OCC.

CHAPTER 6. WHAT WE HAVE: COMMERCIAL SERVICES

6.1 Restaurants

Oceanside has a small commercial area with three eating establishments.
Roseanna's Café is a well-known landmark among Oceanside visitors and residents. Meals are served daily in this full service restaurant with a reputation for good food, varied beverage choices, desserts and beautiful ocean views. Roseanna's does not take reservations, so at busy times it is wise to go either a bit early or a bit later.
The Blue Agate Café offers meals from morning through mid-afternoon. Hours vary and sometimes during peak season dinner is available. This café occupies the space previously occupied by Brewin' in the Wind, and serves coffee and breakfast choices, sandwiches, quiches and soups.
Three Arch Inn café is open most days for morning coffee and treats as well as at Happy Hour when beer and wine and small plates are available. This was formerly a full-service restaurant.

6.2 Commercial area

Oceanside's commercial area is limited to Pacific Avenue, one block east of the ocean. There are currently 11 commercial lots that are undeveloped or are currently serving as residences that have the potential for commercial development. (See Table 1, in Chapter 13).

Parking is limited in the Commercial zone and finding a parking spot is a challenge during tourist season. Although the adjoining Sate Park, also known as the Oceanside Wayside, has a designated parking area, overflow parking spills into all of the Oceanside zones at busy times of the year.

Oceanside's population consists of residents, owners of rental property, vacation homes and commercial businesses. The majority of respondents to the most recent survey cited Oceanside's small commercial area and the natural beauty of the area as the key reasons for their decision to live here. They believe Oceanside already has "sufficient motels, attractions and facilities for tourists." (See figure 2, Appendix A3).

6.3 Lodging:

Oceanside has just two commercial motels that are available for short term stays.

The Oceanfront Cabins are a group of affordable individual accommodations. These cabins have been a part of the Oceanside landscape for many years, located just north of The Blue Agate Café.

The Three Arch Inn is located above the Three Arch café where the old Anchor Tavern once stood. This accommodation consists of four modern guest rooms and nice ocean views. It is accessed from Tillamook Avenue.

A number of private residences and Bed and Breakfasts are available in the area for short term stays.

CHAPTER 7. WHAT WE HAVE: PUBLIC SERVICES AND UTILITIES

7.1 Netarts Oceanside Sanitary District:

The communities of Netarts and Oceanside share services for the treatment of waste water. In 2013 the joint district completed the construction of a new treatment facility which is located at the end of the service road (Road #256) off of Cape Meares Loop Road. The construction was partially funded through grants obtained through Rural Development/USDA and federally available monies, which accounted for approximately 43 percent of the total cost. The remainder is being repaid through local property taxes over a 30-year term. The projected life of the facility, based on the Facilities Planning document is 25 years. However, conscientious maintenance of all aspects of the district will extend that estimate. An updated Facilities Plan has just been completed which will guide the decision-making process and maintenance efforts for the district over the next five years, and with on-going updates well into the future. Our harsh coastal environment makes it imperative that care be taken to protect this valuable resource.

Maintenance and every-day expenses of the district are paid through the General Operating Fund. Currently the district receives approximately $1,122 annually to maintain the district infrastructure in top condition. These funds are derived from approximately 1,700 equivalent dwelling units (residential and commercial users combined) at a monthly cost of $55 per equivalent dwelling unit.

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Office hours for the district office are from 8:30 A.M. to 4:30 P.M. Monday through Friday. The Superintendent is Dan Mello. The office phone number is 503-842-8231, Dan’s extension is #4. Or, he can be reached by email at dan@nosd.us. The mailing address is 1755 Cape Meares Loop Road W., Tillamook, OR 97141.

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Recently the District has completed 7.2 million dollars in repairs and upgrades as of June 2018. The Water Master of the Oceanside Water District can be reached at the office/plant site: 503-842-6462. District business hours are from 8A.M. to 4:39 P.M. 7 days a week. In the event of an emergency call 503-810-4750. If you have a billing question call 502-842-0370. Email can be sent to: osidewater@gmail.com. The office manager or members of the Board of Directors can be reached through the office phone or by emailing oceansidewaterdistrict@gmail.com. The office is located at 2270 Cape Meares Loop Rd. W. in Oceanside. The mailing address is 2270 Cape Meares Loop Rd. W., Tillamook, OR 97141.

As of this report the system development charge for the Oceanside Water District is $7,051. There is also a cost for a new connection to the Oceanside Water System which is typically between $1,500 and $1,600 depending on the depth of the main. Monthly service fees are $61.

Some homes in the community of Oceanside are served by the Netarts Water District. This situation arose from a need for new service connections at a time when the Oceanside Water District could not provide them back in the 1970s.

The Water Master of the Netarts Water District is Mike Slibsager. The District office is located at 4970 Crab Avenue W. Netarts, Oregon, 97143. The office phone number is 503-842-9405. Office hours are from 8:30 – 4:30 week days. The monthly fees are $36, and new hook-ups are $8,285.

Just as with the Fire Department and the Sanitary District, Volunteers are always being sought to serve on the Board and Budget Committees for the Water Districts.

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Volunteers are always welcome at NORFPD. The Fire District hosts two pancake breakfasts each year to help fund their Rope and Water Rescue program. In addition to actually fighting

fire, help is needed with traffic control, public outreach, fire hall maintenance and upkeep, fund raising and various other efforts.

Volunteers meet weekly on Wednesday evenings for Drill, from 7 p.m. to 9 p.m. Members of the Rope and Water Rescue Team. meet for weekend training once a month.

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The ERCC will be located on the same property as the NOSD plant site. This is a parcel of land approximately ten acres in size with plenty of room for expansion and many existing elements of necessary infrastructure. New construction will consist of a second equipment shop for NOSD, a command center for NORFPD; water and sewer hook-ups for FEMA trailers and a small office area for command operations. There will also be room to park emergency response vehicles on site. Pre-design work will be done by Westech Engineering of Salem, OR.

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The site offers a safe area for people to gather in the event of an earthquake/tsunami event, well above the inundation zone. The site is geologically strong and is located over rock sub-strate and offers a number of buildings that could offer temporary shelter from the elements for citizens.

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7.5 Nixle.com:

Another valuable service of which all Oceanside residents can avail themselves is the Nixle Report that is provided regularly by Gordon McGraw, Emergency Management Director of Tillamook County. To sign up for weather or other types of emergency updates go to Nixle.com. You can elect to receive your notifications to your cell phone or computer at no cost. If you have specific questions, Lt. Gordon McCraw can be reached at gmccraw@co.tilla.m.ook.or.us He can also be reached at the following phone numbers: 503-842-3412 (Work); 503-812-8523 (Cell); or 503-815-3195.
Emergency preparedness meetings and workshops are held throughout the county from time to time. Workshops on planning for a major disaster and how to prepare your home, auto, neighborhood and family in the event of disaster are advertised through the local media.

7.6 Transportation:

The Wave:

Daily bus service is provided by the Tillamook County Transportation District. "The Wave", as it is known, takes customers from Oceanside to important stops in town such as the Tillamook Regional Medical Center, the Tillamook County Library, and many commercial locations in Tillamook. Routes to the south extend as far as Otis in Lincoln County and to the North as far as Tolovana Park. Twice Daily service to Portland is also available. A passenger guide can be obtained from the Tillamook County Transportation District office, 3600 Third Street, Suite A, Tillamook, OR 97141, or on line at: https://www.nworegontransit.org/routes/

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*D*ial-a-Ride is a door-to-door, shared-ride transportation service provided by Tillamook County Transportation District in the central Tillamook area with the help of dedicated volunteers in North and South County.
Use Dial-a-Ride for all your local transportation needs, including all your medical and business appointments. Dial-A-Ride can also get you to social events, to visit friends, and around town to do your shopping.
Using Dial-a-Ride is Easy! When you need a ride, call our customer service representative at 503-815-8283 up to two weeks in advance to reserve your trip. Someone will be available to take your reservation Monday – Friday from 8 a.m. to 5 p.m. *excluding* holidays.
Rides are available to everyone on a first-come, first-served basis. All of our vehicles are ADA accessible.
When calling for a Ride, have the following information ready:

- Pick-up date, time and address
- Drop-off address
- Return trip time
- Tell us if a personal care attendant or service animal will be traveling with you
- Tell us if your use a wheelchair, mobility device, or need special assistance

Personal Care Attendants If you are traveling with a personal care attendant, they may travel with you free of charge. Please notify the dispatcher during the reservation process if a personal care attendant is traveling to ensure space availability.

Dial-a-Ride Fare Information Each one-way ride costs $3 full fare and $1.50 discounted (seniors over 60 or disabled riders).

Please pay the driver in exact change when you enter the vehicle. You can also purchase tokens or a punch card from the driver or at the TCTD office.

Dial-a-Ride Service Zones

North County: Manzanita – Nehalem – Wheeler – Rockaway – Garibaldi

Central County: Tillamook – Bay City – Netarts – Oceanside

South County: Pacific City – Beaver – Hebo – Cloverdale – Neskowin – Tierra del Mar

Dial-a-Ride provides service for you within your local zone. To travel zone to zone, TCTD provides bus service according to ADA.

Volunteer Drivers

Our Dial-a-Ride program. is operates with a.m. Zing volunteer drivers. Volunteer drivers operate our North and South County vans.

Our volunteers drive our fuel efficient, wheelchair accessible, low-floored mini-vans to help riders get where they need to go. Many riders use Dial-a-Ride to get to doctor's appointments, go shopping, see friends, get home from school, or get to work.

If you love to drive, help neighbors, and have several hours per week to give to your community . . . welcome aboard! TCTD provides the training, insurance, well-maintained vans, uniforms and a wonderful new group of friends.

For more information or to apply, contact:

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7. 7 Library services: Tillamook County Bookmobile

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7.8 Post Office:

The United States Postal Service (USPS) provides Oceanside with a post office as well as street mailbox service to some areas. The post office is staffed by a part-time Postmaster and is located in a portion of the Oceanside Community Club building. The Post Office leases this site from the Oceanside Community Club. It is a full-service, part-time Post Office and has the capacity to serve 220 patrons with postal boxes. Post office hours are from 8:30 – 12:30 Monday through Friday. The office is open briefly on Saturday mornings so that Saturday mail can be placed in the boxes, but the service window is not open.

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7.10 Electricity:

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(Jerry to add more information here.)

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CHAPTER 7. WHAT WE HAVE: PUBLIC SERVICES AND UTILITIES

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7.9 Channel 4 broadcasts:

Tillamook County Commission meetings and other important county meetings are aired regularly on Channel 4. For more information and copies of back broadcasts call Jane Scott of Jane Scott Video Productions, at 503-842-7297.

7.10 Electricity:

Electricity is supplied by Tillamook People's Utility District, which serves all of Tillamook County and parts of Clatsop and Yamhill Counties. Tillamook PUD receives power from the Bonneville Power Administration and delivers it to customers through nine substations located throughout the County. The substations are Nestucca, Hebo, Beaver, Trask River, Wilson River, South Fork, Garibaldi, Nehalem and Mohler. The PUD serves about 21,000 customers in an area of 1,125 square miles.

7.11 Internet, Telephone, Cell Phone and TV Services:

Internet, Telephone and TV Services are available through a number of vendors. Cell phone service is somewhat spotty in the Oceanside community. Depending upon the exact location, one may or may not receive a signal. This is true for all cellular providers. Many residents have overcome this limitation by purchasing a "cell phone booster" or "network extender" to increase their coverage through a connection directly to their internet provider.

CHAPTER 8. ONA: WHERE WE'VE BEEN-1993-2018

8.1 History and Purpose

The ONA has been the community voice since February 4, 1995, on land-use issues as a Citizen Planning Advisory Committee under Oregon's statewide land-use planning laws embodied in Senate Bill 100 passed by the 1973 Legislature.

During periodic review in 1994, the Association formed recommendations on the residential and commercial zoning ordinances affecting Oceanside and drafted a new community plan.
Formal bylaws of the ONA were adopted on June 3, 1995 with this purpose statement: "The ONA is a group of citizens united by geographic location, and organized as an advisory body for effective citizen involvement in the planning and development of matters affecting the quality of life and livability of the community. Citizen participation improves the decision-making process, democratizes and humanizes political and social institutions, increases the responsiveness of governmental institutions, generates a greater variety of information and alternatives to citizens, public officials and elected officials, and enhances individual and group awareness and civic responsibility.

"The Association addresses, for the Oceanside area, responsibility for the statewide Land Use Goal Number 1 -- Citizen Involvement -- that calls for each city and county to develop a citizen involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process. (Adopted by the State Land Conservation and Development Commission on Dec. 27, 1974, effective Jan. 1, 1975.)"

On May 1, 2013, the Tillamook Board of Commissioners adopted Order #13-034 that broadened the ONA's advisory purview to include all civic issues within Oceanside's growth boundary in addition to land-use planning topics.

The Periodic Review Work by Oceansiders continued through 1994 and 1995, and on

October 7, 1995, the community group leader wrote to the group:

"Almost two years ago, Tillamook County's Department of Community Development came to the people of Oceanside with a unique opportunity. We were invited to actively participate in the future of our community. Several planning groups were formed and set to work. Through that process many people contributed significant time and energy to bring us to the point we are today.

8.2 Attendance at meetings

Attendance at ONA meetings during its more than 23 years of activities has ranged from nine to 115 Oceansiders (See figures 1 and 2, Appendix A2). The largest meetings occurred when the ONA discussed and made recommendations on these issues:

- A proposal by The Capes in February 1998 to get an emergency declaration to allow it to place beachside riprap to protect its sliding dune.
- A proposal for the Anchor Tavern in August 2004 to expand into a three-story inn and use a residential lot for off-site parking.
- A proposal by Green Crow Corp. in January 2007 to activate a rock quarry uphill from Oceanside.
- A Tillamook County-proposed short-term rental ordinance in June 2009.
- The adoption of Oceanside's Community Plan and discussion of geologic hazards in June 2010.
- The adoption of recommendations to replace Cape Meares Loop Road in April 2013.
- A discussion by two legislators on drinking water protections in the state Forest Practices Act as well as the Public Works director's listing of roads scheduled for repair in Oceanside in February 2015.
- The construction of a replacement beach access pathway from the main wayside.
- The Tillamook Peoples Utility District's high-voltage transmission line from east of Tillamook to near the Netarts-Oceanside Wastewater Treatment plant.

8.3 Activities

The Association, which now meets every other month, has conducted three surveys of community residents and owners: in 1994-95, 2000, and 2006-2007.

The ONA has created an extensive web site (**Oceansidefriends.org),** submitted a proposed lighting ordinance**,** and formed a Zone and Plan Review standing committee (see ONA bylaws, Appendix D for a description of its function).

In addition, the ONA has taken positions on a variety of land-use issues to Tillamook County:

- A proposal for storage units and condominiums on Pacific Avenue;
- A proposal for a concrete slab at the dune head of The Capes;
- The Highway 131 Refinement Plan;
- Reviewed and gave feedback on the county's draft grading ordinance.
- Amended bylaws to include the offshore territorial sea as part of our province.

CHAPTER 9. ONA: WHERE WE'RE GOING

Unincorporated communities face special challenges because they have no formal guiding organization. The ONA must address this challenge by persistent efforts to make itself and its initiatives visible to the community.

9.1 Membership and Community Engagement

ONA engages with the community in a number of ways. Its Board regularly schedules membership meetings, the agendas and minutes from which are distributed via an extensive "Oceanside Friends" email list of over 300 recipients and published on its website at www.oceansidefriends.org. The website also features a repository of important documents and also provides an avenue by which Oceansiders who live elsewhere can keep current and communicate with the ONA.

The ONA also works collaboratively with its "social club" counterpart, the Oceanside Community Club, to increase participation in both groups and foster a sense of unity and inclusiveness. Oceansiders are encouraged to join and attend the functions of both groups, and each summer an annual "Village Gathering" potluck at the Oceanside Community Hall attracts 100-200 full-time and part-time residents to celebrate

Continued efforts to enhance communication and community interaction are critical to ONA's effectiveness in the future.

9.2 Challenges

a.) Geologic hazard reports

The importance of public safety and the avoidance of public and personal property damage are paramount. The community is well served when it receives proper information of proposed development on hazardous sites. The geological hazard report describes current day conditions and hazards to surrounding property owners and the community. Therefore, a geological hazard report by a licensed geotechnical engineer or geologist is a requirement for any property development in Oceanside when the slope of the land is greater than 19 percent. This report should be shared with the community.

Both state and local level committees have made recommendations regarding the geological hazard report. In 2005, the Netarts Littoral Cell Hazards Management Plan recommended that a requirement for a peer review be completed by at least one Oregon State licensed geologist and that the Tillamook County Comprehensive Plan & Land Use Ordinance be changed to reflect this by June 2006. The county has taken no action on this recommendation.

Over the past decade, many suitable building sites in Oceanside have been built on. The remaining sites tend to be very steep or otherwise hazardous. As a result, it's imperative that the geologic hazard ordinance be strong, thorough, and consistently administered.

b.) Green Crow quarry
Green Crow, a timber-based investment corporation based in Washington State owns considerable forest property behind Oceanside. In January of 2007 Green Crow applied to allow expansion of rock quarries in the Oceanside area, particularly the opening of the 200 Line Quarry as a commercial rock quarry east of Oceanside. Nearly all of Oceanside from the Capes to the Northern boundary of Oceanside falls within a one-mile radius of the 200 Line Quarry.

Since the quarry is at a higher elevation than any site in Oceanside, the potential of noise pollution is significant. The ONA will monitor any application for quarry expansion.

c.) Other emerging issues and goals:

- Offshore wind/wave power
- Continue to define ONA's two roles: advisor to Tillamook county and advocate for Oceanside. (Example of issue specific to Oceanside: Creation of a gateway for the community. Example of issue specific to Tillamook County: Review and comment on the Tillamook County grading ordinance.)
- Parking issues
- Ordinance proposals
- Discuss and resolve, if possible, issues that divide the community
- Liaison to the Planning Commission
- Affordable housing in Tillamook County
- Road maintenance issues
- Community impact of short-term rental growth
- Tsunami / emergency planning for residents and visitors
- Accessing Transient Lodging Tax grant funds
- Supporting PUD efforts to deliver reliable power

CHAPTER 10. COMMUNITY SURVEYS

10.1 Purpose
Survey information is an invaluable resource for Oceanside. Our surveys reveal the attitudes and opinions of our neighbors about the pleasures and problems of living here, which in turn allow us to infer our citizens' values. It's essential to know the values we hold in common so that we may sustain a community vision and advocate with confidence the policies and ordinances we believe will benefit our community.

10.2 Profile
People surveyed included full-time and part-time residents, renters, owners of land, owners of rental property, and owners/operators of businesses. Tillamook County provided the financial support for mailing both the 1995 and 2007 surveys. For the latest survey, April

2, 2007, 640 surveys were mailed and, two weeks later, 632 postcards were sent out as reminders. The survey was also put on the ONA website: **www.Oceansidefriends.org** for the convenience of those who preferred to respond via internet.

In 1995, because the lists used to construct our initial mailing list didn't include a sub-set of Oceansiders, we missed about 100 residences. Therefore the 1995 results were not as complete as we would have liked. Still we received 268 responses from a mailing of more than 600 surveys for a return rate of 45 percent, a relatively high return for a six-page survey. The oversight was corrected in 2007, when all respondents qualifying as "Oceansiders" were mailed surveys. A total return of 350 responses was received for a return rate of 55 percent. The complete results of the 2007 survey are on the ONA website. A copy of the 2007 survey is there as well.

10.3 Rationale for comparing the results of the surveys

As a strategy to discover if attitudes and opinions had changed in the intervening twelve years, we included twenty questions asked in the 1995 survey on the 2007 survey. We reasoned that if the results on these questions were similar, we could conclude that the attitudes and opinions were stable and therefore that the shared values underlying the attitudes and opinions were also stable. A similarity in the results of the two surveys is important because it reinforces the consensus established in the 1995 survey. With shared values and a common vision, new or revised policies and ordinances can be forwarded to the planning department with the confidence that the ONA recommendations have the support of the majority of the community. We used a sixty-percentage point line as the cutoff for favorable responses. By voting standards, sixty percent is a strong majority.

10.4 Comparisons of the 1995 to 2007 results

a.) Common values/opinions

95-98 percent range of those responding agreed with:

- The importance of the natural beauty of the area

• The safety that people feel here

80 - 89 percent range:
• Having a view of the ocean/bay from a residence
• Leaving things better for those to come
• The importance of local vegetation and wildlife
• The desire for no more motel, hotel development

71 - 79 percent range:
• The need for underground utilities (all sectors)
• There are sufficient attractions for tourists
• The importance of solitude
• The Residential zone should exist mainly for single-family residences
• The importance of individual property rights

60 - 69 percent range:
•There are sufficient facilities for tourists
• Not enough space to walk along roadways
• Regulations needed to limit cutting of trees in new development
• Need footpaths to Netarts and Cape Meares lighthouse
• There are sufficient services for tourists
• There are a sufficient number of vacation rentals

b.) Divided values/opinions:
• RVs should be parked on the owner's lot jumped from 58 percent in '95 to 89 percent in '07.
• Oceanside's roads need improvement went from 45 percent in '95 to 73 percent in '07.
• Having a sense of community slipped from 78 percent in '95 to 59 percent in '07
• In '95, 60-62 percent favored height restrictions of < 24 ft (ocean front) and <35 ft (other lots) while in '07, 62 percent wanted ordinances to address view obstruction rather than height restrictions.

Figure 2 shows the percentage of respondents agreeing ("strongly agree" and "agree") for the 20 questions asked on both surveys. Note that the percentages in '07 are arranged in descending order. (See figure 2, Appendix A3)

10.5 Results for the individual surveys (60 percent or greater agreement):

In the '95 survey:
• 85 percent thought sufficient off-street parking should be required for all rental units
• 74 percent favored the formation of a Community Council (to settle

disputes)
• 62 percent were in favor of permitted building heights less than 24ft for ocean frontage
• 61 percent were interested in participating in land trusts
• 60 percent were in favor of permitted building heights less than 35ft for other lots

In the '07 survey:
• 95 percent were in favor of screens for materials and salvage outside dwellings
• 92 percent were in favor of a grading ordinance focusing on runoff and hazards to adjacent properties
• 81 percent were in favor of improving cellular phone service
• 78 percent were concerned that broad floodlights are intrusive
• 75 percent support maintaining Oceanside's urban growth boundary
• 75 percent support an ordinance that ground-disturbing activities, such as grading, excavation, or vegetation removal be regulated.
• 75 percent support an ordinance that new subdivisions include a 20 ft. vegetative buffer zones
• 70 percent support controlled down lighting in public and private areas
• 62 percent support an appropriate scale of roads and buildings.

10.6 Process of revising policies and ordinances

The flowchart in figure 3 shows the process of moving from the results of the surveys to a recommendation to Tillamook County for a change in policy or ordinance or the adoption of a new policy or ordinance. (See figure 3, Appendix A4). Some survey questions in '07 were unique to that survey and received 60 percent support or greater (listed in section 10.5 above). The response to these questions is one source of majority support for ONA recommendations. Another source comes from the identical twenty questions asked in both surveys. When we compared the responses on the surveys ("Compare 20 questions" in the flowchart), we found that 17 of the 20 questions were responded to similarly. (See figure 2, Appendix A3). These 17 common values and opinions are a second source of support for ONA recommendations.

There were also some questions that were responded to differently in the surveys (Divided values and opinions, 10.4b), which should lead to an extended discussion among community members in an attempt to resolve differences. When such differences are resolved and a consensus achieved then it is possible to use these as support for any recommendations. Of course, some topics may remain irreconcilable and members must then learn to live with such differences.

CHAPTER 11. EXISTING, PROPOSED, AND POTENTIAL TILLAMOOK COUNTY ORDINANCES

11.1 Existing

a.) SECTION 3.310 RESIDENTIAL OCEANSIDE (ROS) ZONE
b.) SECTION 3.312 ÇOMMERCIAL OCEANSIDE (COS) ZONE
c.) SECTION 3.314 PARK OCEANSIDE (POS) ZONE
(See Appendix B, Oceanside zones)

Other ordinances applicable to Oceanside:

d.) SECTION 4.0 SUPPLEMENTARY REGULATIONS
e.) SECTION 4.020 SIGNS
f.) SECTION 4.030 OFFSTREET PARKING AND OFFSTREET LOADING REQUIREMENTS

g.) SECTION 4.070 DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS
h.) SECTION 4.140 HOME OCCUPATION STANDARDS
i.) ORDINANCE 84 SHORT-TERM RENTAL
(See www.co.tillamook.or.us/)

Short-term rental

Tillamook County adopted a regulatory short-term ordinance in late 2009, effective January 28, 2010, and updated it in September 2017. It requires landlords to register and have their properties inspected annually. Other regulations are designed to promote safety, set occupancy limits, and establish parking requirements. There is an initial inspection fee of $100.00 and a yearly fee of $250.00. In June 2018, the Board of Commissioners empaneled an advisory committee to review and recommend revisions to the short term rental ordinance; its work is ongoing at this time.

11. 2 Proposed

a.) Lighting (for Oceanside only)

In 2010, the ONA submitted a draft lighting ordinance to Tillamook County for adoption in Oceanside zones under which excessive and intrusive lighting would be curbed. The initiative was prompted in part by a report from **The Seabird Aware Project** (see Appendix E), which surfaced concerns about the harmful effects of night light on seabirds, thousands of which inhabit the nearby Three Arch Rocks Wildlife Refuge. Similarly, the U.S. Fish & Wildlife Service had recently noted the risks to wildlife associated with night lighting and requested cooperation from local communities to suppress it. (U.S. Fish & Wildlife, Oregon Islands Final CCP & WSP, 2.3.5. www.fws.gov/oregoncoast/ccp.htm Such concern was also consistent with the 2007 Oceanside Survey, in which 70 percent of respondents supported controlled lighting in public and private areas. The county took no action on the proposed ordinance.

ONA continues to support lighting regulation as one of its highest priorities and in this Plan reaffirms its application for the county to adopt that ordinance or alternatively to augment the current Oceanside ROS “Standards” to include outdoor lighting standards that will prohibit or curtail unshielded or intrusively bright lights in order to prevent light pollution, lighting trespass and skyglow to the greatest extent practicable.

b.) Grading (for unincorporatedTillamook County)

In the summer of 2009, the Tillamook County Planning Department presented the ONA with a draft of a grading, erosion control and storm-water management control ordinance under consideration with regard to unincorporated areas. The ONA reviewed the draft, conducted its own research and unanimously endorsed it with proposed modifications. The county’s consideration of that plan was interrupted, but it has informed ONA that the issue remains on its “work plan.”

c.) Revision to Oceanside ROS Zone Conditional Uses (Section 3.310(3)

Concomitant to adoption and submission of this Plan, the ONA specifically petitions the county commissioners to revise Oceanside Zone Ordinance Section 3.310(3) as follows:

Subsection (h): Delete provisions conditionally allowing water treatment plants or sewage treatment plants in residential zones.

Rationale: Such plants should not and presumably could not practically be sited in Oceanside's residential zone.

Subsection (k): Delete language requiring "periodic review" of conditionally permitted owner-occupied "Bed and Breakfast" enterprises.

Rationale: County development staff inform the ONA that such reviews do not actually take place and are rendered moot or redundant by other regulatory reviews of such enterprises.

Subsection (l): Revise language to disallow foster family homes accommodating six or more children or adults.

Rationale: Foster family homes accommodating more than six clients would entail the accommodation of staffing, state supervision, visitation, sanitation, water use, and parking needs which exceed and are inconsistent with the limitations imposed on other conditional uses because of Oceanside's uniquely challenging topography and street infrastructure.

Subsection (m): Delete entire subsection (conditionally permitting "residential care, training or treatment facilities" for "physically, mentally, emotionally or behaviorally disabled individuals") to the extent otherwise permitted by law.

Rationale: Such use contemplates diversion of Oceanside's concentrated and dwindling residential inventory to accommodate an institutional use that is inconsistent with its village character and would entail staffing, visitation, sanitation, water use, and parking needs which exceed and are inconsistent with the limitations imposed on other conditional uses because of Oceanside's uniquely challenging topography and street infrastructure.

11.3 Potential

a.) Solid waste clean up and recycling of yard junk

In the past, county Planning Department staff has suggested that solid waste ordinances that apply to cities might be considered in rural, unincorporated communities. This is an avenue that the ONA has yet to explore but is worth considering given the concern of the community for the natural beauty of the area (97 percent in '07 survey, see figure 2, Appendix A3).

b.) Accessory dwelling units

Oceanside's zoning ordinances do not currently address or limit construction of accessory dwelling units on residential property with existing primary structures. The ONA endorses county efforts to include consideration of updated accessory dwelling unit regulation in unincorporated areas on the agenda of the 2018 Short Term Rental Committee consistent with the relevant ADU "policy" adopted elsewhere in this Plan.

CHAPTER 12. POLICIES

The following Oceanside Community Policies are incorporated into the Tillamook County Comprehensive Plan to guide development and support the Community Vision. (Policies, Ordinances, and other key terms are defined in the glossary, p. 17.1)

12.1 Community form

Every effort should 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.

12.2 Transportation/parking

a.) Where feasible, roadways in Oceanside's core area should be improved to accommodate better public and emergency vehicle access.

b.) When parking or designating parking areas on narrow village roadways, Oceanside residents and visitors should be required to leave room for emergency vehicles to pass through or maneuver.

c.) Walkways and bike paths between Oceanside, Netarts and Cape Meares should be developed to encourage bicycle and pedestrian travel throughout the community.

d.) The County should work with the community and the Oregon State Department of Transportation to develop and manage an on-street parking plan.

e.) When gathering for events, Oceanside residents and visitors should work to minimize the need for on-street parking.

12.3 Housing and Development

a.) Building design and landscape must avoid features that detract from the village aesthetic and community character. 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;
- incorporating lighting design and placement that avoids casting direct light onto adjacent properties and adversely affecting neighbors;
- encouraging the use of native plant species for landscaping[1].

b.) Programs that focus on cleaning up existing poor condition homes and structures located within the community are encouraged.

c.) When designing and constructing homes, engineer recommendations shall be followed completely, especially in geo-hazard dune areas south of Baughman Creek and other steeply sloped areas.

12.4 Community Character

[1] The ONA has proposed incorporation of augmented lighting standards into the current ordinance governing Oceanside residential zoning. (See Chapter 11)

Residents prize many qualities of the Oceanside Community and encourage visitors, future property owners and residents to respect and embrace such values as:

- Scenic Ocean and bay vistas
- The natural beauty of the area.
- Serenity and privacy
- Natural lighting (moon & stars)
- Natural noise (ocean & wildlife)

a.) Every means shall 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.

b.) When developing real estate, design considerations should include retention of native vegetation, wildlife protection, respect for neighboring property rights, and respect for the privacy and solitude of surrounding property owners and residents. Well-established vegetation helps prevent unnecessary erosion, blowing sand (in dunes), and encroachment by invasive species. (See Appendix G.)

c.) Programs that promote a safe community environment with respect to fire, traffic, crime, personal property and health are strongly encouraged.

d.) Those engaging in construction activities shall take maximally effective measures to reduce noise, harsh lighting, view obstructions, clutter, and drainage runoff by completing new constructions within a reasonable period of time.

e.) Underground power distribution lines are encouraged, especially in connection with the construction of planned developments and subdivisions. When existing areas redevelop, underground utilities should be installed to the greatest extent practicable unless placement will jeopardize the stability of adjacent properties.

12.4 Community Character *(continued)*

f.) Oceanside residents and owners shall design and shield exterior lights and eliminate unnecessary lights to curtail light pollution and avoid negative impacts on wildlife.

g.) ONA should work with the county and local property owners to develop a plan and establish guidelines for future commercial development that preserve community character.

h.) The ONA, with the support of the Department of Community Development, should explore providing a community education program about the value of maintaining trees and vegetation within the community.

i.) The ONA should work with the county and other appropriate authorities and land owners to further implementation of the Oregon Forest Practices Act and other applicable regulations to rehabilitate and maintain water quality in the Oceanside watershed area.

12.5 Public Involvement

a.) The County should alert the ONA about all proposed projects, formal application requests and applications affecting the community (other than Type 1 applications) to the ONA for review and community input.

b.) The ONA should identify common goals with its neighboring communities so that they can work together to achieve these goals.

c.) As the officially designated representative of Oceanside to the County Commissioners, the ONA should serve as an advocate for the community, consistent with the statewide land use goal of encouraging "grassroots" citizen involvement in the public and decision-making processes.

d.) The ONA should formulate policy to insure that responsible long-term use of the community's resources is consistent with community goals.

e.) The ONA should develop a system of mediation for the resolution of problems and disputes within the community as they pertain to land use planning.

f.) Tillamook County and the ONA should continue to find ways to effectively involve residents and property owners in the planning and decision-making process.

g.) The ONA will actively pursue available financing opportunities for community development projects that enhance livability and promote the community vision.

12.6 Emergency Preparedness

The ONA should work with the county and local fire and public safety agencies to coordinate the development of emergency preparedness and evacuation plans for residents and visitors in the event of a cataclysmic event such as an earthquake or tsunami.

CHAPTER 13. LAND USE INVENTORY

13.1 Oceanside as an Urban Unincorporated Community.

On February 16, 1996, the ONA elected to become an Urban Unincorporated Community after thoroughly reviewing the State's rural OAR Community Rule and the criteria contained within that rule.

Oceanside is identified in the current Tillamook County Comprehensive Plan Goal 14 under Section 3.3 as a "functionally urban community" because it has a 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 County Comprehensive Plan also identifies a range of commercial uses including grocery and general stores, gas stations, laundromat, restaurants and taverns. However, those uses as referenced in the County Comprehensive Plan, encompass the combined communities of Oceanside and Netarts. In fact, Oceanside, as of 2018, includes none of those commercial uses except 3 food services facilities and 2 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.

Oceanside's community growth boundary encompasses land north from Fall Creek on Highway 131 to just north of Radar road off of the Cape Meares Loop. Forest-zoned lands meet the east side of our community.

13.2 Oceanside Zones

a.) Oceanside's Residential Zone (ROS). This zone covers 359 acres and includes provisions for low density one and two-family residential development and other compatible uses, such as small-scale home occupation enterprises. ROS zoning requires a minimum lot size of 7500 sq. ft. though Tillamook County has a "small-lots" ordinance that allows building on considerably smaller lots, provided they are pre-existing lots of record. Housing consists mainly of single-family residential dwellings.

A Planned Development overlay was created for the Capes development in the 1990s, encompassing 73 acres. The Capes consists of single-family homes and building lots, approximately 100 townhomes, and 10 condominiums.

b.) Oceanside Park Zone (POS). This zone permits outright uses including community service buildings, fire stations, public open-spaced parks and recreational areas. Current examples are the NOSD property at the entrance to Oceanside and the Oregon State Parks Wayside.

c.) Oceanside Commercial Zone (COS). This zone consists of two acres largely on Pacific Avenue.

13.3 Growth in Dwellings in the ROS Zone

TABLE 1.

Inventory of improved, unimproved, and potential lots in Oceanside over the 12 years from for the years of 1997, 2009, and 2018.

CHANGES IN OCEANSIDE LAND USE INVENTORY			
Residential Lot Inventory	***1997***	***2009***	***2018***
Improved	471	650	743
Potential	803	548	419
Potential buildable*	602	411	314
Total residential lots	1,073	1,061	1057
Commercial Lot Inventory	***1997***	***2009***	***2018***
Improved	8	8	14
Unimproved	2	2	3
Residential but potential commercial use	Unknown	11	7
Total commercial lots	10	21	17
Number of Licensed Vacation Rental Units	***N/A***	3****	104

** The number of potential buildable lots is approximately 25 percent less than potential lots due to constraints such as the slope of the site and the need for roads.*
*** Note that the total number of COS zoned lots is effectively reduced by 2 parcels because the fire station & post office-community center are uses more consistent with the POS zoning than with COS zoning.*
****The method for counting the number of improved commercial lots appears to have changed since 2009. Part of the difference is due to partition of 1 lot on Rosenberg into 3 lots, and*

partly because the previous count did not include the fire station and the post office even though these lots are zoned COS. Additionally, there was some confusion about the zoning of the former Cliff House Motel property, which as of 2009 was being used as commercial, though the zoning maps did not show it to be COS. The 2018 count of 14 is taken directly from the COS zoning as it appears on the county's online zoning map, and includes the 7 residences which are currently used as residential, but are sited on COS zoned lots.
*****There were only 3 short term rental licenses in Oceanside in 2009 because licensing did not begin until December 2009. By the end of 2010 there were 52 short term licenses in Oceanside.*

CHAPTER 14. COMPLIANCE WITH STATEWIDE GOALS

Land-use actions in Oceanside are guided by the following Oregon Land-Use Goals:

14.1 Goal 1: Citizen involvement: OAR 6600150000(1) To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. The ONA carries out the Goal 1 function, providing a forum for community involvement, of setting priorities for local public services and land use, and of facilitating communication within the community and with neighboring communities. The ONA holds community meetings every other month. All meetings are open to the public and notices of newsworthy general meetings are published in the Headlight Herald. The ONA has a web site www.oceansidefriends.org that provides access to the minutes of the meetings as well as important announcements to residents and to property owners. It also has an e-mail list of more than 300 Oceansiders.

14.2 Goal 2: Land use planning: OAR 6600150000(2) To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

14.3 Goal 5: Natural resources, scenic and historic areas, and open spaces: OAR 660-015-0000(5) To protect natural resources and conserve scenic and historic areas and open spaces.

14.4 Goal 6: Air, water and land resources quality: OAR 6600150000(6) To maintain and improve the quality of the air, water and land resources of the state.

14.5 Goal 7: Areas subject to natural hazards: OAR 6600150000(7) To protect people and property from natural hazards.

14.6. Goal 8: Recreational needs: OAR 6600150000(8) To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

4.7 Goal 10: housing: OAR 6600150000(10) To provide for the housing needs of citizens of the state.

14.8. Goal 11: public facilities and services: OAR 6600150000(11) To plan and develop a timely, orderly and efficient arrangement of public facilities and services which can serve as a framework for urban and rural development.

4.9. Goal 12: Transportation: OAR 6600150000(12) To provide and encourage a safe, convenient and economic transportation system.

14.10. Goal 13: Energy conservation: OAR 6600150000(13) To conserve energy. Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

14.11. Goal 14: Urbanization: OAR 6600150000(14) To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

14.12. Goal 17: Coastal shorelands: OAR 6600150010(2) To conserve, protect develop, and where appropriate, restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the

adjacent coastal waters; and to reduce the hazard o human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

14.13. Goal 18: Beaches and dunes OAR 6600150010(3) To conserve, protect, develop and, where appropriate, restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

14.24. Goal 19: Ocean resources oar 6600150010(4) To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.
For a complete discussion of all Oregon Land-Use Goals, see
http://www.oregon.gov/LCD/docs/goals/compilation of statewide planning goals.pdf

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A3. Figure 2. Responses to the twenty identical questions on the '95 & '07surveys.

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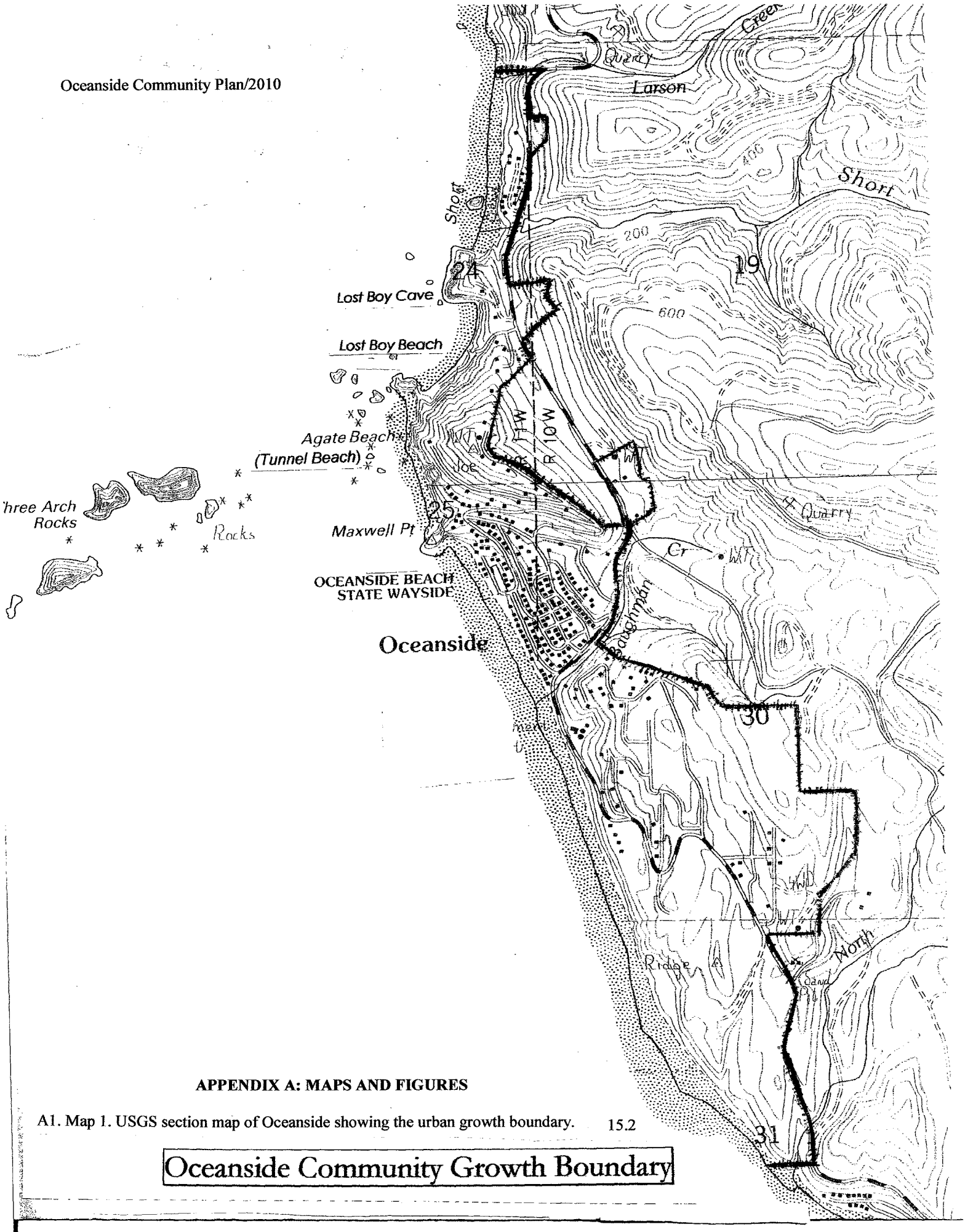


APPENDIX A: MAPS AND FIGURES

A1. Map 1. USGS section map of Oceanside showing the urban growth boundary. 15.2

Oceanside Community Growth Boundary

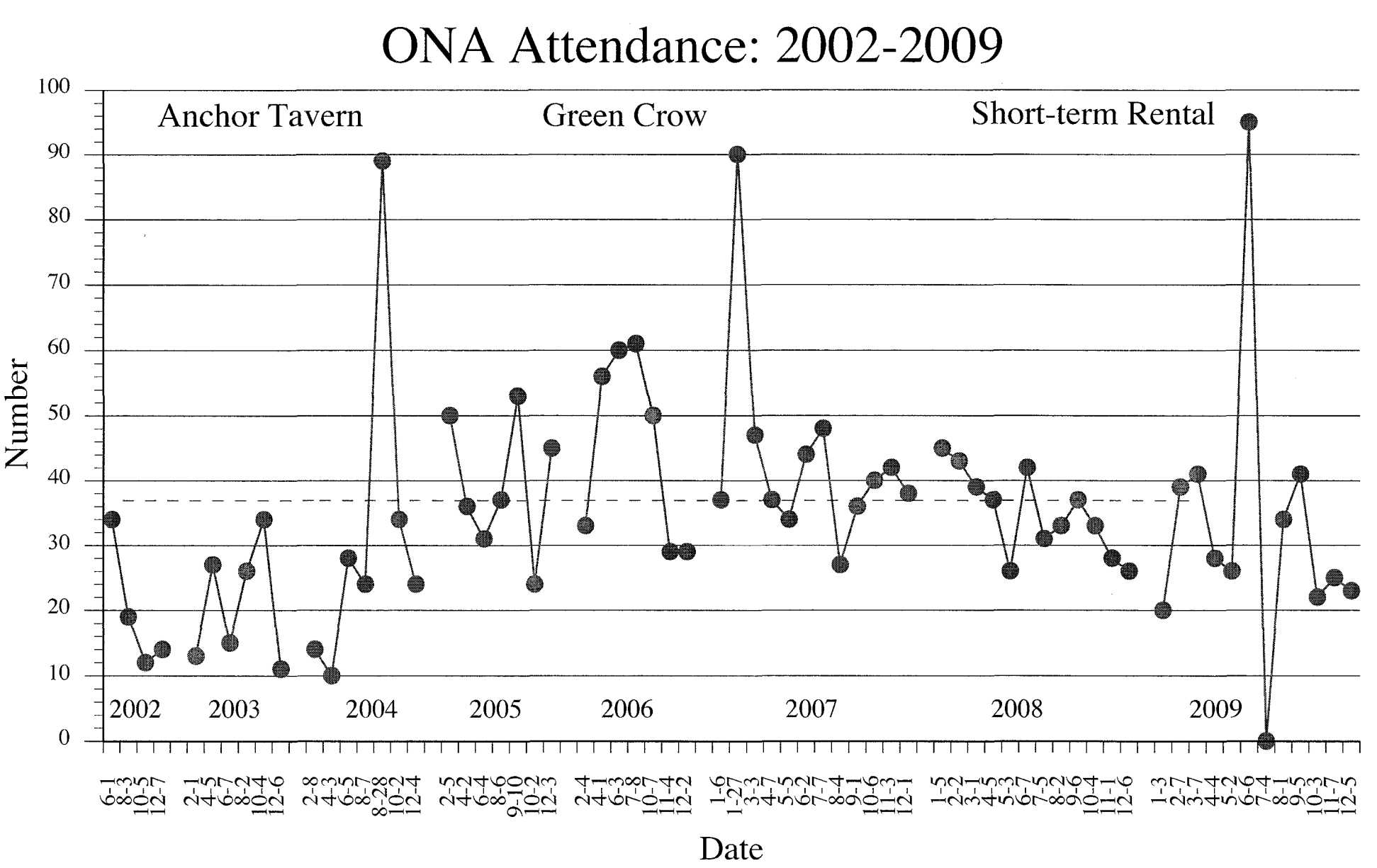
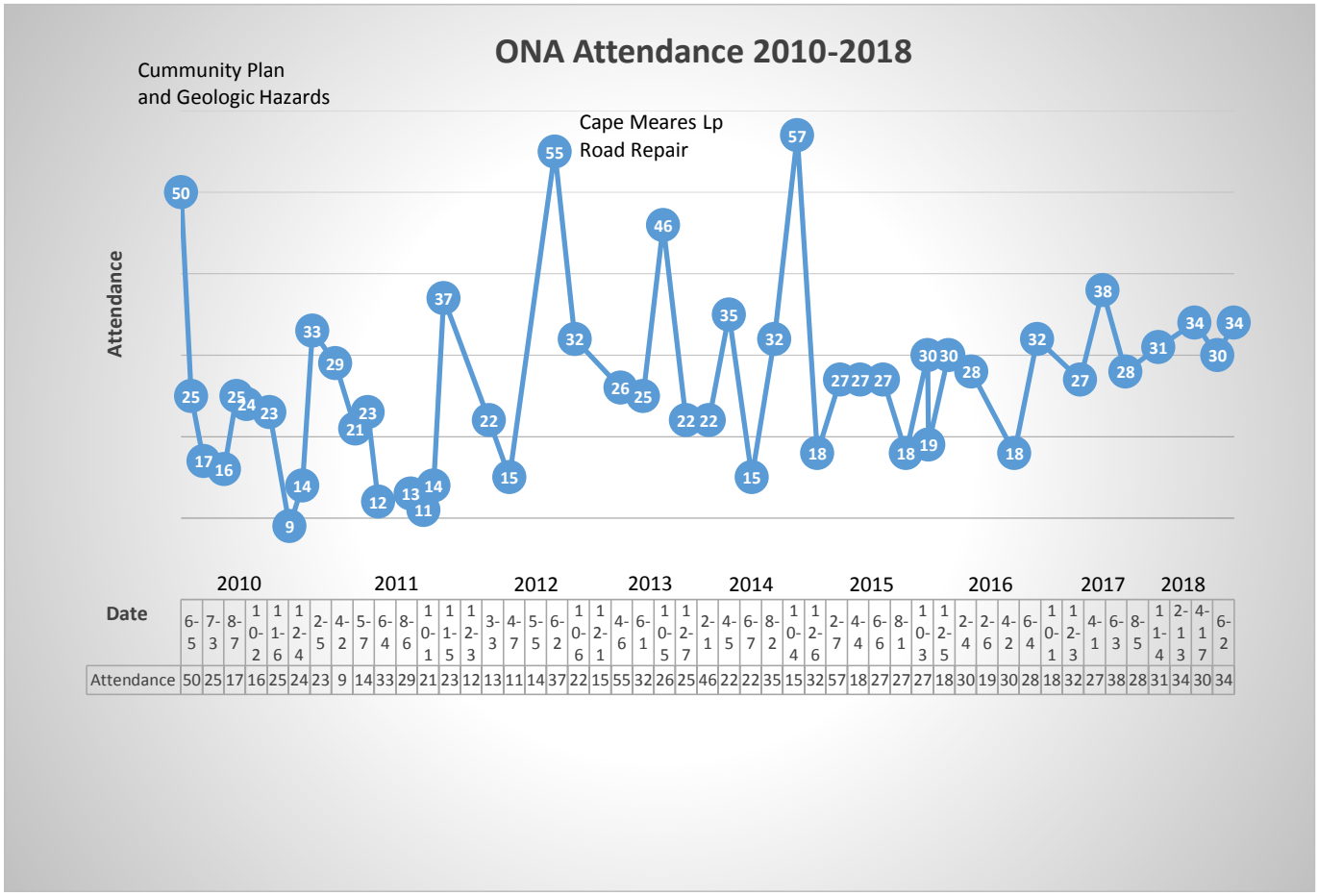


Figure 1. Attendance at ONA meetings from 2002 through 2009. In 2007, meetings were changed from bi-monthly to monthly. The dashed line is the quorum which now stands at 37.


ONA Attendance 2010-2018
Cummunity Plan
and Geologic Hazards
Cape Meares Lp
Road Repair
Attendance
Date
2010
2011
2012
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2016
2017
2018
6-5 7-3 8-7 10-2 11-6 12-4 2-5 4-2 5-7 6-4 8-6 10-1 11-5 12-3 3-3 4-7 5-5 6-2 10-6 12-1 4-6 6-1 10-5 12-7 2-1 4-5 6-7 8-2 10-4 12-6 2-7 4-4 6-6 8-1 10-3 12-5 2-4 2-6 4-2 6-4 10-1 12-3 4-1 6-3 8-5 11-4 2-13 4-17 6-2
Attendance 50 25 17 16 25 24 23 9 14 33 29 21 23 12 13 11 14 37 22 15 55 32 26 25 46 22 22 35 15 32 57 18 27 27 27 18 19 30 30 28 18 32 27 38 28 31 34 30 34

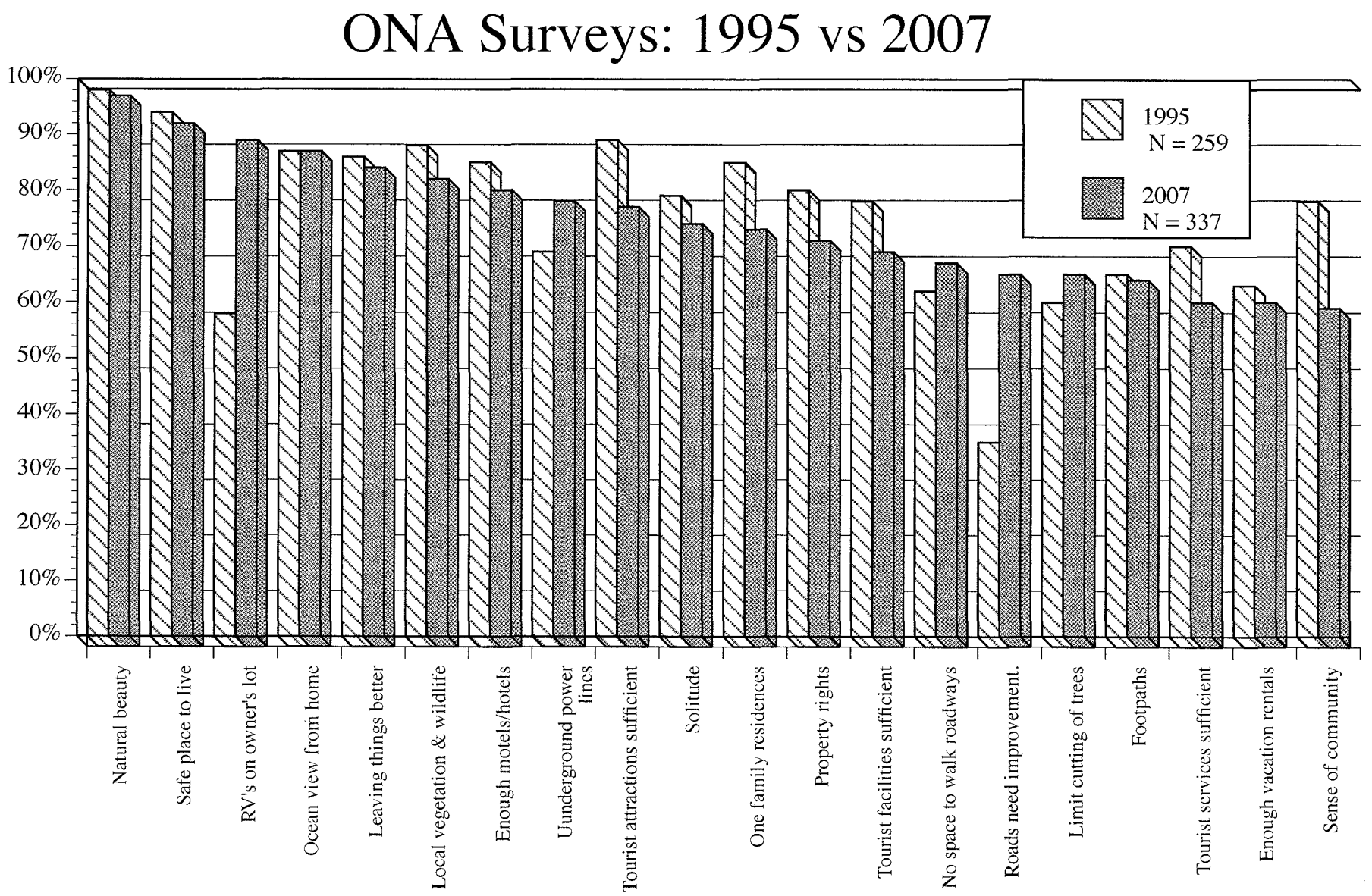

Figure 2. Responses to the twenty identical questions on the '95 & '07 surveys. The percentages in the 2007 survey are in descending order.

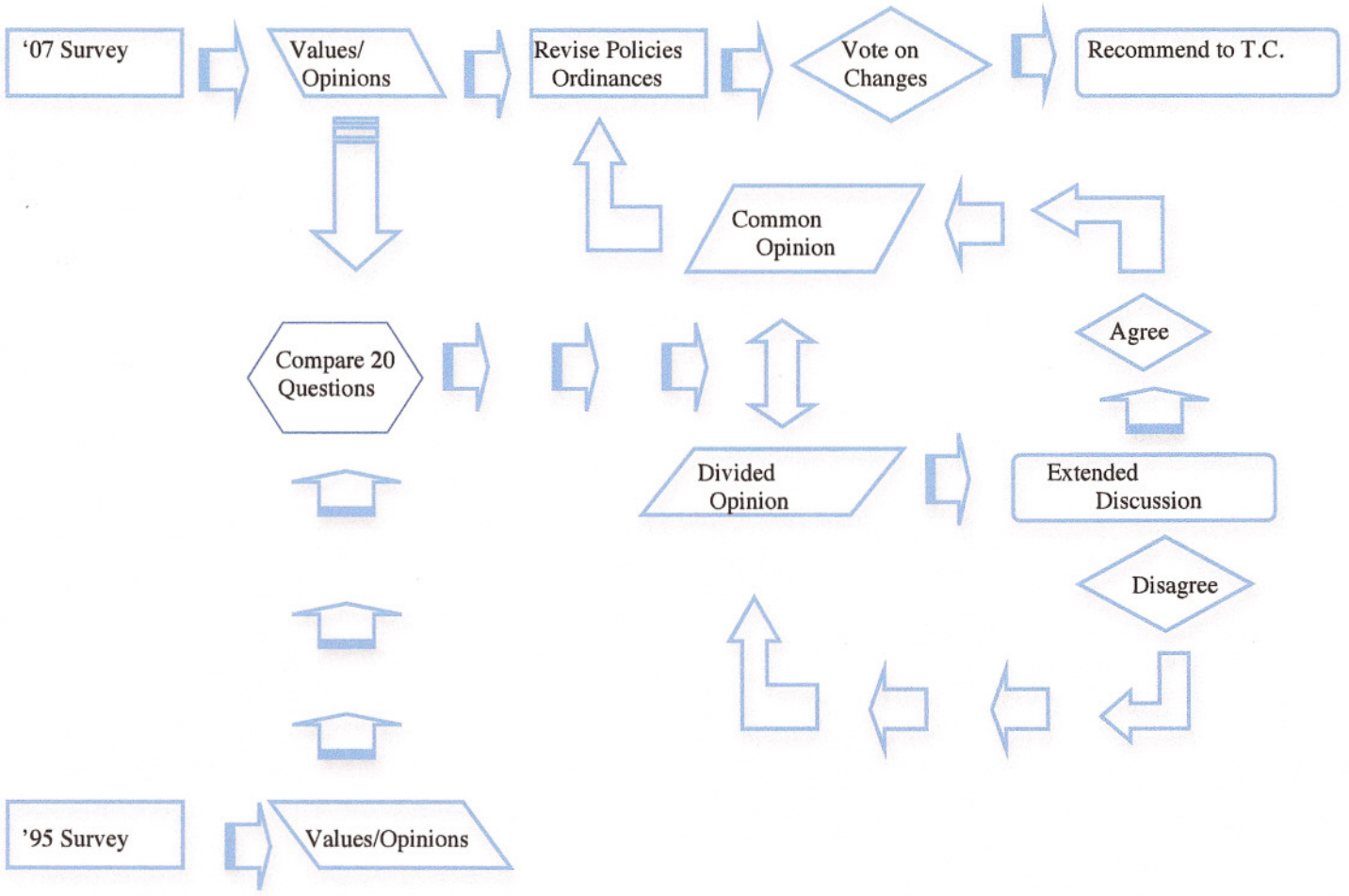

Figure 3. Flowchart showing how survey results are used to suggest revisions of existing policies or propose new ones to Tillamook County. All recommendations forwarded were supported by at least 60% of respondents.

APPENDIX B: OCEANSIDE ZONES

SECTION 3.310 RESIDENTIAL OCEANSIDE (ROS) ZONE
(1) PURPOSE: The purpose of the ROS zone is to designate areas for low-density one and two- family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer services, and limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features. Where any provision of the ROS zone imposes a restriction on the use of land greater than is provided by other ordinance provisions, then the ROS zone shall prevail.

(2) USES PERMITTED OUTRIGHT: In the ROS zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

(a) Single-family dwelling.

(b) Home occupation according to the provisions of Section 4.140 (b) of this ordinance.

(c) Public park with associated uses.

(d) On-site manufactured home or recreational vehicle used during the construction of a primary permitted use for which a building permit has been issued. Limited to 1 year.

(e) Unlighted signs, four square feet or less in area, and securely attached to the ground or structure.

(3) USES PERMITTED CONDITIONALLY: In the ROS zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.

(a) Two-family dwelling.

(b) Church or school.

(c) Non-profit community meeting building and associated facilities.

(d) Fire and ambulance station with appropriate communications towers.

(e) Screened Utility substation and power transmission lines.

(f) Swimming, tennis, racquetball and similar facilities.

(g) On-site temporary real estate sales office in subdivision.

(h) Water supply or treatment facilities or sewage treatment plants.

(i) Accessory structure or use without on-site primary structure.

(j) Temporary placement of mobile home or recreation vehicle to be used because of health hardship subject to Section 6.050.

(k) Owner occupied Bed & Breakfast enterprise provided that no more than two (2) bedrooms for guests are provided. The Conditional Use is subject to periodic review.

(l) Foster family home accommodating six or more children or adults.

(m) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as “Adult Foster Homes” or “Foster Family Homes”.

(4) STANDARDS: Land divisions and development in the ROS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) The minimum lot size for permitted uses shall be 7,500 square feet where the slope averages less than 19 percent. Where the slope averages from 19 to 29 percent the minimum lot size shall be 10,000 square feet, and where the slope averages greater than 29 percent, the minimum lot size shall be 20,000 square feet, except that in both of these sloped areas and in unsewered or geologic hazard areas, a larger minimum may be required. **(**Refer to Article V Exceptions for existing legally platted lots and parcels)

(b) The minimum lot width shall be 60 feet.

(c) The minimum lot depth shall be 75 feet.

(d) The minimum front yard setback shall be 20 feet.

(e) The minimum side yard setback shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.

(f) The minimum rear yard setback shall be 20 feet; on a corner lot, it shall be 5 feet.

(g) All setback standards may be subject to the exceptions in Tillamook County Land Use Ordinance Section 5.110.

(h) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article VIII.

(i) Structures shall not occupy more than 50% of the lot area.

(j) A property survey of the lot shall be performed including elevations, and all corners shall be monumented by a registered surveyor prior to land division and/or submittal of a permit for construction/location on lots containing less than 7,500 square feet. A copy of the survey shall be submitted with the application and other required material.

(k) Off-street parking shall conform to Section 4.030.

(l) 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 construct a 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.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS UNICORPORATED COMMUNITY YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY.

SECTION 3.312 COMMERCIAL OCEANSIDE (COS) ZONE
(1) PURPOSE: The purpose of the COS zone is to permit a moderate level of commercial activities in the community. Commercial uses in the COS zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the COS zone because it:

(a) is needed;
(b) is physically capable of being developed;
(c) can obtain access to a public road without causing traffic hazards or congestion;
(d) will not cause significant conflicts with nearby residential uses.

The COS zone classification is intended to provide a variety of commercial uses which enhance a rural community's viability and livability. It is also intended to provide development that results in rural employment opportunities. Commercial activities in this zone generally consist of small-scale low impact uses, which serve the community and surrounding rural area.

(2) USES PERMITTED OUTRIGHT: In the COS zone, the following small scale low impact commercial uses and their accessory buildings and uses are permitted in a building or buildings not exceeding 4,000 square feet of floor space and are subject to the general provisions and exceptions set forth in the Land Use Ordinance.

(a) Oceanside community service buildings.
(b) General retail trade establishment such as a grocery store, drug store, or a hardware store, provided that such establishments do not require over 5 parking spaces.
(c) Personal and business services such as barber, tailor, beauty and shoe repair shop.
(d) Business, government, professional, and medical offices, financial institutions, library and fire station.
(e) Eating and drinking establishment, excluding walk-up and/or drive-in services.
(f) Single-family residential structure for the owner of an active business on the same lot.
(g) On-site manufactured home or recreational vehicle used during the construction of a primary permitted use for which a building or placement permit has been issued. Limited to one (1) year.
(h) Signs, subject to Subsection 5 of this section.
(i) Dwelling unit or units accessory to an active commercial use, located above the first story.
(j) Owner occupied Bed & Breakfast enterprise provided that no more than two bedrooms for guests are provided.
(k) Public park and recreation uses.

(3) USES PERMITTED CONDITIONALLY: In the COS zone, the following uses and their accessory uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:

(a) Walk-up eating establishment.
(b) Mini-storage.

(c) Small retail shop complex.
(d) Lodge, club or meeting facility.
(e) Motel or hotel containing not more than 35 units.
(f) Temporary mobile kitchen unit.
(g) One- or two-family dwelling, including townhouses, row houses and condominiums.
(h) Church or school.

(4) STANDARDS: Land divisions and development in the COS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
(a) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential uses shall be the same as in the ROS zone. In the COS zone, motels and hotels shall be considered a commercial use.
(b) Minimum yards for any structure on a lot or parcel adjacent to a ROS zone shall be 5 feet on the side adjacent to the ROS zone, and 10 feet in the front. No rear yard is required.
(c) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or set back 3 feet or as required in Section (4b) of this section.
(d) All structures shall meet the requirements for clear vision areas specified in Section 4.010.
(e) All uses shall meet off-street parking requirements as provided in Section 4.030.
(f) All structures will have storm drainage facilities that are channeled in to the public storm drainage system or a natural drainage system approved by the County Engineer.
(g) A property survey of the lot shall be performed and all corners shall be monumented by a registered surveyor prior to land division and/or prior to submittal of a permit for construction/location and a copy of the survey shall be submitted with the application and other required material.
h) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
(i) The maximum building height for commercial structures shall be 35 feet except on ocean front lots, where it shall be 24 feet.
(j) A commercial building shall not exceed 8000 square feet; motels are exempt from this limit.

(5) SIGNS: A total of 100 square feet or less in area per business frontage. No sign shall be larger than 32 square feet in size. Temporary banner for grand opening, business change, etc. is allowed for a maximum of two weeks. The following types of signs shall be prohibited:
(a) Off-premise sign.
(b) Flashing sign.
(c) Billboard.

(d) Sign/signs extending in setback area.
(e) Beach-side signs on beachfront property.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS CGB YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY!

SECTION 3.314 PARK OCEANSIDE (POS) ZONE
(1) PURPOSE: The purpose of the POS zone is to permit open space recreation activities in the community. Park use in the POS zone typically provides for visual and outdoor recreation aesthetic qualities in the area, and they have relatively few impacts on neighboring areas.
Land is suitable for the POS zone because it:

(a) is needed;
(b) is physically capable of being retained as outdoor low-intensity recreation use and/or needed off-street parking for the community; and
(c) will not cause significant conflicts with nearby residential uses and commercial uses. Land should be kept as much as possible in its pristine state with regard to vegetation and terrain.

(2) USES PERMITTED OUTRIGHT: In the POS zone, the following uses are permitted outright, subject to all applicable supplementary regulations contained in the ordinance:

(a) Oceanside community service buildings and fire station.
(b) Public open-space park or recreation area.

(3) USES PERMITTED CONDITIONALLY: In the POS zone, the following uses are permitted subject to the provisions in Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:

(a) Retaining walls, barriers, fences and other screening or stabilization structures.
(b) Accessory structures.
(c) On-premise signs.

(4) STANDARDS: No land divisions within the POS zone shall occur.

PRIOR TO PREPARING PLANS FOR DEVELOPMENT WITHIN THIS CGB YOU ARE ADVISED TO CHECK THE TILLAMOOK COUNTY LAND USE ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY!

APPENDIX C: WALK DOWN OCEANSIDE'S MAIN STREET

Thursday, September 24, 2009. 1:10 pm

It's a beautiful day, windy with a cloudless sky. Whitecaps top the choppy waves—one of Oceanside's magical days. It's a weekday and there aren't many people on the beach. I'm across from the Oceanside sanitary district on the Percy Symons wayside. Percy donated this quarter mile strip of oceanfront land to Oregon State Parks Department in 1996. Surfers and wind racers park their cars at the wayside and carry their surfboards and sailboards to the ocean from here. On summer weekends and holidays, as many as two-dozen cars squeeze into this narrow strip off the highway. The sanitary district's parking lot can also fill up, making for a congested area. Our sanitary district facilities are being upgraded and moving within a year or so. The sanitary district land is zoned POS (park) and, I hope, will be available for additional parking and picnic tables after the move. The wayside is a wonderful spot from which to photograph the sun setting behind the Three Arch Rocks, especially on a day like today.

I walk north towards the village on the beach side of the highway. I'm coming up to the intersection or "Y" where highway 131 turns into Pacific Avenue and forms a junction with Cape Meares Loop road. This is the notorious junction where tourists slow down to ponder choices. I followed a car last week, which had come to a stop at the junction with its right turn signal blinking. They must have seen me behind them but that didn't hurry them. I imagined the following conversation in the car:

Husband: "Let's go to the state park."
Wife: "No, the kids are hungry. Let's go into town, there must be a place to eat there."
Husband: "We can come back and eat later."
Wife: "Dear, I think there's a car behind us."
Husband: "So? We're on our vacation and I refuse to be rushed."

Seconds passed. Finally, and very slowly, they turned left into Oceanside with the right turn signal still blinking. I've come to expect delays when I'm following an out-of-state car into Oceanside and also learned patience. But as I look at these signs with fresh eyes, I can't really blame tourists for their indecision. There are numerous signs here and the arrows directing traffic to one place or the other are confusing. For instance, one set of State Park signs has a sign that reads "Cape Meares" but the large arrow above it points into Oceanside while the large arrow below it points the opposite direction. I suspect the arrow which points into Oceanside is supposed to go with yellow sign above it, which says "No Trailer Turnaround" but I'm not certain.

Just before the junction on my right are two houses with long, steep driveways. One driveway is also curved and I'm pretty sure my car wouldn't make it up that driveway on winter days when our pavements and roads are covered with ice. After the first large

adobe house with the well-groomed yard, the houses on my left are wood and many have shingled siding. Most of these homes were built decades ago and are small with postage stamp front yards. The height restriction of homes on my left (the beach side) is 24 feet while for those across the street it's 35 feet. The community has recently discussed height restrictions at length but there is still uncertainty as to what the ideal heights should be.

I see these older homes as true beach homes—they fit their surroundings. An architect built the new two-story house on my right. The top of the house is unpainted shingles while the bottom is painted a dark red, making for an interesting visual contrast. Right next to the architect's house is my favorite beach house. Salal and other lush vegetation surround the house. A double flight of stairs leads to the front porch, which is guarded by two large shore pines. The shingled, unpainted house has gables and mullioned windows—a true beach cottage of the 1920's. In a fantasy moment, I imagine Hansel and Gretel stepping onto the front porch and waving to me.

Looking ahead up Pacific Avenue, I see all the way to the top of Maxwell Mountain and the Cliffside Inn. From my vantage point, the jumble of homes on the curved, sloping hillside (the "bowl") give the impression of a French fishing village. This view and the beauty of the coast here is what drew my wife and to Oceanside twenty years ago. The main street is narrow and the front yards are non-existent or miniscule.

I think because the houses here are so very close together and appropriately sized, an observer has the feeling of being in a village and in a place where there's time to relax. Though Oceanside has a commercial area, the area does not shout with lights or large signs. I expect that a tourist coming into Oceanside for the first time would sense the cozy atmosphere and feel welcomed.

I'm coming up to the last house on my left that's in the residential zone. A fence around the garden defines the border between residential and commercial property. The commercial zone on my right begins at the end of a large block wall, painted red-orange, which is part of the Tufted Puffin, a vacation rental.

The motel on my left, the Oceanside Inn, was remodeled recently. The Inn's lower walls and pillars are beach stone while the upper part is shingled, a nice improvement on its previous looks. A row of six garages across from the inn are used as a storage area by Roseanna's cafe, which is a little further down on my left. A small apartment adjacent to Roseanna's provides low cost housing for some of the staff. Roseanna's cafe is a favorite of locals and tourists. It's known for good food, excellent desserts, wonderful views, and friendly staff. Its reputation extends to cities up and down the coast as well as to Portland. Next to Roseanna's is a vacant lot, privately owned, with an excellent view of the Ocean and the Three Arch Rocks. In the past, this lot has been used for re-unions, wedding receptions, and Oceanside's occasional but popular dog show.

Across from the lot, is the old Anchor tavern, recently re-named the Pacific Inn. It's vacant now and for sale. The Inn appears four stories high because of the two gables added to the three-story structure. The inn has been a source of controversy, as some Oceansiders consider it too large and out of scale for Oceanside's village character. There is a sense among some residents that if the inn, in its current form, were successful, other large commercial building would follow, completely transforming the character of Oceanside. For this reason, (and perhaps others), some Oceansiders boycotted the inn and boycott signs appeared in front yards or on vehicles soon after the remodeling was completed.

A private lot about 60 yards long and 15 yards wide between the Pacific Inn and the garages may be large enough to accommodate a house or commercial building. Another lot, used for parking, lies between the Inn and the fire station. A staircase in the center of this lot leads to Tillamook Avenue above. Surrounding the staircase is a well-maintained flower garden tended to by volunteers who live nearby. Coming upon the garden and flowers on a summer day provides visitors and locals with a delightful surprise.

The old fire station 62 is used for storage and some training. On the other side of the fire station is a parking area with restricted use for fire department personnel. A sturdy, well-crafted rock wall borders the lot. Though the lot is not available for public parking, people occasionally do park there on busy summer weekends.

Oceanside's tiny post office occupies a corner in the Community Club building and looks like a post office one might see in a Nevada ghost town The original mailboxes, heavy brass with cranky combination locks, are still in use. A few years ago, a local landscape gardener put in flowers and plants around the perimeter of the concrete block building, which gives it a softer, more appealing look. The garden is maintained by the gardener and volunteers.

In all but the summer month, the community holds potlucks the first Monday night of the month in the Community Club. The ONA (ONA) holds its monthly meetings there. In addition, wedding receptions, re-unions, dances, the Oceanside-Netarts firemen's fundraising breakfasts, memorials, and the occasional Fall Gatherings take place there. The club can accommodate up to 80 people comfortably but when the ONA hosts a controversial meeting, 100 or more people might squeeze into the room.

A parking lot with spaces for about 16 cars is adjacent to the community club. The Wave, a local commuter bus, and Tillamook County Library's Bookmobile have assigned lots there. A monument, a large rock with a plaque embedded, sits next to a flight of stairs that descends to the road that leads to the beach. The plaque reads:

"The state of Oregon expresses its sincere appreciation to the Rosenberg family of Oceanside, who helped establish Oceanside Beach Wayside. In July 5,1922 Judson & Dora Rosenberg & Hudson and Dollie Rosenberg dedicated one acre to the public for recreational purposes. In 1968, Orin Rosenberg donated 1.9 acres on Maxwell Point for addition to the Wayside. The tunnel through Maxwell Point was dug by the Rosenbergs

in 1926. Their public-spirited actions help to insure that Oregon's ocean shore will always be accessible to the public."

These donations were made years before the establishment of Oregon's Public beach law and are a testament to the foresight and generosity of the Rosenberg family. A sturdy picnic table and bench sit on the grass just outside the parking lot. The children of Louise and James Mills supplied the funds for this table as a memorial to their parents. The bench is used in the summer months by tourists and locals for picnics or for a chance to watch the sunset while sipping a latte brought at the nearby Brewin' in the Wind coffee shop.

Besides coffees and teas, Brewin' in the Wind offers breakfast and lunch (soups, sandwiches, pastries, and ice cream). In the recent past, local writers and poets held readings there on Saturday nights during the summer. The café's small size, twenty people might fit if some were willing to sit on the floor, created a cozy atmosphere, just right for a reading or evening of guitar and song. People have told me that they've missed the readings and asked when it will be re-started. Perhaps another venue can be found soon.

Pacific Avenue continues on as a narrow gravel road at this point and makes a loop returning to the wayside parking area. A left turn here takes one down to the large State Wayside parking area and the beach while a right turn offers a choice of going up Maxwell Mountain Road and the Clifftop Inn or up Tillamook Avenue and into a large, residential area. Maxwell Mountain Road is a narrow one-way road that leads to Chinook Road and the route back to Oceanside. If one continues on up Maxwell Mountain Road to Maxwell Mountain, one discovers a magnificent view of Oceanside with Netarts Bay and Cape Lookout in the background. Maxwell Mountain is the highest point for miles around and the jump-off site for hang gliders and para gliders.

I'm walking on Pacific Avenue past the Ocean Front cabins, a row of six, small wood cabins that are reminiscent of the vacation tents that use to dot Oceanside's beach in the 1920's and 1930's. A gravel-parking strip in front of the cabins provides parking for occupants of the cabins and patrons of the cafe.

It must be in the mid-sixties today. I take my sweatshirt off and continue the slight climb up Pacific Avenue. Rosenberg loop road is just behind the café and parallels the Pacific Avenue road. The cottages and homes just off both beach roads are lush with vegetation and trees—there's a monkey-puzzle tree on my left while a large Spruce and healthy palmetto tree fill my vision to the right.

This is not a long walk, maybe 300 yards to the first curve, another l00 yards along the backstretch, and then 50-60 yards more back to the state parking lot. My wife and I take this walk or the Rosenberg Loop walk in the evening—I almost said these are our favorite walks—but then realized that all the routes we take on our evening walks have something to recommend them.

I'm coming up now to a just completed home that was built on a small lot. To capture a view of the ocean, it had to be built up to the maximally allowed height, making for a tall, skinny home. Though there are still buildable lots available in the "bowl" part of Oceanside's hill, desirable sites here are being taken at a good rate and the homes being built now tend to be large and multi-storied with the result that those living in older

homes have sometimes lost part or even most of their ocean view. In our 2007 survey, 87 percent of Oceansiders said, “A view of the ocean or bay from my residence is personally important to me” and were concerned about losing their view. Inevitably, with larger homes being built, the threat of losing one’s view will continue to be a source of conflict between newcomers and long-term residents.

As I’m leaving the backstretch of the loop road, I come upon a small, beach house with a picket fence and a small, but thriving garden. The house brings to mind those ads from the 1950’s in Sunset or other travel magazines that showed a cottage only steps away from the beach. The ad suggested

that in this cottage one could escape the pressures of city life for a weekend or a summer holiday. I’m left with the impression that spending a few days in this cottage would do just that.

I cross into the wayside parking lot with its all-so-necessary public restrooms. The Oregon State Park department oversees and maintains the wayside. On summer weekends, this lot is usually full, sometimes to overflowing. I look over at Ocean Front cabins and see a huge sign that says “Pets Welcome” which I didn’t notice when I walked by earlier. It’s not often one sees a sign like that and it’s strikes me that such a sign would be especially welcoming to visitors and tourists with a pet.

I step onto the asphalt walkway alongside a railing that separates the walkway from the beachfront bank. A 1999 winter storm tore out a large chunk of pavement in the walkway and parking lot. People used to take shortcuts down the bank at several places, creating paths that caused considerable erosion. Now, a well-built, wood rail fence runs along the entire length of the walk, discouraging shortcuts. A little further on, signs ask people to use the beach path at the front of the parking area and, for the most part, people do.

Access to the beach for people in wheelchairs is much improved since volunteers extended the asphalt of the walk several yards into the beach a few years ago. However, as I look at the site, I see that it would still make for a difficult few yards to navigate for someone in a wheelchair or on crutches.

I pause at the end of the fence to look at Three Arch Rocks, the details of which are so clear today. I can even see sea lions on the small “sea-lion” rock at the base of Finley rock. Last week from an observation site just north of Three Arch Rocks, I watched hundreds of brown Pelicans, seagulls and other sea birds feeding and frolicking in a small patch of ocean only a few yards from the rocky shore. It was reassuring to discover first hand that the ocean still provided enough nourishment to maintain such an abundance of sea bird life.

At the beach entrance I come upon a glut of signs on a signboard. I spend a few minutes reading this stuff, which I admit I haven’t read before. The mix of prohibitions, warnings, and danger signs overwhelms me. I find so many signs off-putting. This is a beach and supposed to be a fun place! Right? I realize the ocean and the rocky shoreline can be a dangerous place and authorities believe that signs prevent accidents but a glance at that overloaded signboard makes one look away, at least it did me before today.

Since we moved to Oceanside, a 500-yard “no-go zone” has been established by the state around the Three Arch Rocks from May 1 to Sept 15 to protect the sea birds and sea lions. A sign to the left of the signboard warns people to avoid the area during this time. Encroachment by boats, surfers, low flying planes, or fourth of July fireworks frighten the birds causing them to abandon their nest with the result that their eggs fall out and break on the rocks below or else are eaten by predators. Sea lions are also easily frightened and may trample they’re young when panicked.

I discover another sign a few yards to the right of the signboard and closer to the beachfront. This sign gives a brief history of how Three Arch Rocks came to be designated a National Wildlife Refuge. Two photographers, William Finley and Herman Bohlman, documented the slaughter of sea birds on the rocks in 1903 and with this evidence convinced Teddy Roosevelt to safeguard the site by declaring it a National Wildlife Refuge in 1907. The sign informs us that the refuge supports 220,000 Common Murres and between 2000 to 4000 Tufted Puffins. Stellar (and California) sea lions populate the small rock just below the first of the Three Arch Rocks. This first large rock is now called Finley Rock and justly so.

I found the information on this sign interesting and valuable but I wonder how many visitors will discover it among the plethora of signs on the signboard. I also wonder how many will bother to read all the warnings and prohibitions.

I walk up the asphalt drive to the parking lot next to the community club and take a last look at the ocean. The wind is kicking up and I see whitecaps and spindrift—a great sight and a fitting end to my walk. (By Richard Powers)

APPENDIX D: ONA BYLAWS
OCEANSIDE NEIGHBORHOOD ASSOCIATION

PURPOSE

The Oceanside Neighborhood Association is a group of citizens united by geographic location, and organized as an advisory body for effective citizen involvement in the planning and development of matters affecting the quality of life and livability of the community. Citizen participation improves the decision-making process, democratizes and humanizes political and social institutions, increases the responsiveness of governmental institutions, generates a greater variety of information and alternatives to citizens, public officials and elected officials, and enhances individual and group awareness and civic responsibility.

The Association addresses, for the Oceanside area, responsibility for the statewide Land Use Goal Number 1 -- Citizen Involvement -- that calls for each city and county to develop a citizen involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process. (Adopted by the State Land Conservation and Development Commission on Dec. 27, 1974, effective Jan. 1, 1975.) In addition, the Association addresses the roles and responsibilities decreed in the Tillamook Board of County Commissioners order #13-034 adopted on May 1, 2013, and appended to these bylaws.

ACTIVITIES

Activities are determined by the membership and may include but not be limited to land use actions, Oregon Territorial Sea actions, community plan and development code amendments, consideration of county services, special community studies and communication of local needs and concerns to County, State and Federal decision makers. In all activities the Association shall provide for and encourage increased citizen participation. To that end, the bylaws shall be available upon request.

MEMBERSHIP

Membership is open to all people at least 18 years old who reside in, own property in, or own or operate a business within the Community Growth Boundary. The Bylaws shall be available to each new member on request.

Membership in the Association extends full rights of participation within all programs, including the right of voting in General Membership and committee meetings. A member must have signed the attendance sheet and provided contact information for each meeting in which the member votes.

STRUCTURE & RESPONSIBILITIES

Officers shall be elected to serve a one-year term from July 1 to June 30. No Officers of the Association shall receive any financial payment for their services. They may, with board approval, be reimbursed for expenses incurred on behalf of the Association.

President

1. Conducts General Membership meetings and officer’s meetings.
2. Is Spokesperson in official capacity for the association.
3. Coordinates Officers' actions.
4. Selects representatives to attend meetings and hearings.
5. Coordinates committees.
6. Sets the Agenda items.

Vice-President

1. Serves as President in the absence of the President.
2. Assists the President at the President's request.

Secretary

1. Records minutes of meetings and distributes them.
2. Keeps membership records.
3. Keeps ongoing list of all committees.
4. Prepares official correspondence or delegates that responsibility.
5. Relays incoming mail to the appropriate officer or committee chairperson.
6. Distributes agenda and mailings.

Treasurer

1. Receives and deposits funds of the Association in a timely manner in accordance with Officers' directions.
2. Prepares Accounts Payable in a timely manner for approval of Officers.
3. Maintains Financial Records and reports at General Membership meeting.
4. Assures that two Officers follow requirement to sign all Association Checks.
5. Presents an audited annual financial report when requested by the Association.

Historian – may be appointed by the president

1. Keeps the Association's files, maps and bylaws
2. Maintain archives and general history of the Association

COMMITTEES

There is one standing committee, the Zone and Plan Review Committee, established by these bylaws.

The Zone and Plan Review Committee represents the various stakeholders/constituencies of the Oceanside community with the diverse thinking that typifies our community. It provides recommendations regarding land use and related issues to the ONA for community action at the ONA General Meetings.

The Committee will include the four (4) elected ONA officers and may include one representative each of the following areas of concern: Commercial Activities; Short Term Rentals; Resident Owners; Nonresident Owners; Non-owner Resident; Environmental and Ocean Issues; Development/Construction; and one member-at-large, up to a maximum of 12 members. The ONA president solicits and appoints volunteers to serve on the committee who are representative of the various areas of concern

A Bylaws Committee, which may be appointed by the President as needed, will be composed of five (5) members. The committee will be responsible for reviewing changes to the Association by-laws suggested by the general membership. The committee will prepare reports to the general membership with recommended actions to be taken.

A Nominations Committee, which will be appointed by the President two months prior to the Annual Meeting, shall be composed of five members. The committee will be responsible for encouraging broad member participation and discussion around identifying candidates for election as officers of the Association. The committee will report on its activities at the General Membership meeting one month prior to the Annual Meeting and then will make a final report, including nominations, if any, to the President not less than three days prior to the Annual Meeting.

Other committees may be established as needed by the membership. Purpose and time will be established at time of formation. Every committee must report its recommendations to the Association for Association action.

DISTRICT

The Oceanside Neighborhood Association District shall include those lands, waters and territorial sea deemed within or immediately adjacent to the Oceanside Community growth boundary including area of mutual concern with Netarts.

MEETINGS

All meetings shall be open to the public and be governed by Robert's Rules of Order (current edition), as well as Oregon's Public Meetings law, ORS 192.610 et seq.

General Membership meetings are held on the First Saturday of every month at 10 a.m. in Oceanside, unless the membership is otherwise notified. The June meeting shall be the Annual Meeting for the election of Officers.

The President may call additional meetings due to special circumstances. Every effort will be made to provide as much notice as possible but a minimum two-day notice must be given to all members as to the date, time and place of the meeting. All actions taken at such meetings must be ratified by the membership at the next regular meeting. Notice of all meetings, stating date, time and place, shall be posted on the Oceanside Community Club bulletin board and/or in the post office.

ELECTIONS

Elections shall be held for all Officers during the June Annual General Membership meeting. Nominations shall be opened by declaration of the President at the General Membership meeting two months prior to the Annual Meeting. Any willing member of the Association shall be eligible to be nominated for office. Anyone may nominate himself or herself for office.

Nominations shall be forwarded to the President up to three days prior to the Annual

Meeting. Nominations will also be accepted from the floor.

The Secretary or chair of the Nominations Committee shall read the list of nominees at voting time.

Separate voting shall be held for the offices of President, Vice President, Treasurer and Secretary unless the Association chooses to vote by slate. The winner shall be the nominee receiving a majority of the votes. In case of a tie between the two top vote getters or a failure of any nominee to receive a majority of the votes cast, a run-off shall be conducted between the two top vote getters.

Newly elected Officers shall assume office on July 1.

Vacancies shall be filled by a vote of the General Membership at the next general meeting to complete the unexpired term of the officer being replaced.

QUORUM

The current quorum is the median attendance at meetings (June 1 – May 31) over the past five years but no less than the smallest number of attendees at any of those meetings. The quorum is determined by the president at the annual meeting, and takes effect on July 1.

CONFLICT OF INTEREST

Prior to the start of each meeting, the officers and anyone in a committee leadership role will be asked to declare any conflicts of interest that may exist regarding agenda items to be discussed at that meeting. If an Officer votes or proposes a position on a proposition in which the Officer has a direct special or financial interest, the Officer is obligated to disclose the existence of such interest to the membership before any discussion or vote. This information shall be made part of the record by the Secretary.

COMMUNICATIONS

Written comments and agenda items will be taken into consideration if received by the President by the Wednesday prior to the General Membership Meeting. Minutes of all meetings shall be distributed to desiring members at least 10 days prior to the next meeting.

All known meetings or hearings affecting the ONA will be announced at regular or special meetings.

Periodic community surveys will be taken when deemed necessary by the membership or officers to verify the attitude of the community at large. Surveys will be distributed to all members of the Association. Results of surveys will be shared with members at the regular or special meetings, distributed to members with minutes and posted in a public location.

MOTIONS

Members attending meetings may present motions; motions must be seconded before discussions may occur.

VOTING
Association actions shall be by majority vote of the members present, providing the quorum requirement has been met. Voting shall be by a show of hands.

Minority opposition to a position taken by the Association is encouraged to state its minority position in writing in a timely manner to the President, who shall include that position in any Association report.

BYLAW REVISION
A change to existing by-laws may be proposed in writing at any time to the President. All proposed changes in the by-laws will be forwarded to the By-Laws Committee for consideration. The By-Laws Committee will review and report back to the Association on any proposed by-law changes with a recommendation. Any changes shall be voted on at the next meeting provided that written notice of the changes have been sent to members 30 days prior to the meeting. Said change will become effective immediately upon the recording of a simple majority in favor of the proposal at the meeting.

DUES
Dues are not a requirement for membership or voting in Association matters.

Contributions will always be encouraged. Contributions and fund raising activities will be used to offset the cost of the Association.

APPENDIX E: SEABIRD AWARE PROJECT

This Project seeks to heighten public understanding of seabird ecology and reduce human-caused disturbance to seabirds along the Pacific Coast.

The effect of night light on seabirds: (http://www.prbo.org/cms/276#lights)

Reduce night lights
In the dark of night, seabirds use their keen senses and light from the moon and stars to navigate, find food, tend their nests, and avoid predators. Mariners and scientists have observed that bright lights from vessels or land can attract and disorient seabirds, causing injury or death - especially on moonless or foggy nights.

How can bright lights affect seabirds?
Drawn to or distracted by lights, seabirds can fly onto decks or land where they may be trapped, injured, or killed. Bright lights can illuminate nesting colonies on rocky coasts and islands, causing problems tending nests, abandonment of eggs or chicks, and increased predation by gulls or owls. Lights can distract birds from feeding, navigating, and other vital activities.

How can you help?
REDUCE THE LIGHT ON VESSELS AND COASTS!

• Use only navigation and safety lighting when anchored.
• If possible, use a source other than bright lights to keep a load on a generator at night.
• Use smaller or minimal wattage bulbs located close to work areas.
• Keep lights well shielded and directed downwards.
• Avoid shining bright lights directly at cliffs and islands where seabirds nest

APPENDIX F: NATIVE AND HARDY PLANTS FOUND IN THE OCEANSIDE COMMUNITY

Creeping to erect shrubs

* Salal, snowberry, huckleberry's, Nootka rose, red flowering currant, oceanspray,
• Cotoneaster, twinberry, tall Oregon grape, dull Oregon grape, ceanothus,
• Escallonia, Pacific and Sitka willows, rhododendron, azalea, thimbleberry,
* Pacific wax myrtle, spirea, red elderberry, hydrangea

Medium to large trees

* Pacific Crabapple, Apple, Strawberry tree, Bitter cherry, Ornamental cherry,
* Paper birch, Coast Pine, Oregon ash, Red alder, Western hemlock, Silver fir,
* Douglas fir, Sitka spruce.

Groundcover, perennial grass, ferns

• Coast strawberry, Kinnicknick, Sea thrift, Heather, Viola adunca & Glabella,
* Sedums, fringe cups, Piggyback, lupine, Iris, Yellow-eyed grass, Trillium,
*Red & blue fescue, Yarrow, Silverweed, Sedges & Rushes, Wood sorrel,
* Tiger lily, Ferns (Bracken, Deersword, licorice and Lady).

APPENDIX G: Invasive and noxious species in and around Oceanside

There are a number of species of flora in and around Oceanside that may have negative impacts on our environment, not just landscaping but also to the waters of the Pacific Ocean and Netarts Bay. It is important to practice prevention in regard to the transference of these plants and animals in our local area and the larger Tillamook County area as well. These preventive practices include:

- washing boats before they are transferred from one waterway to the next.
- washing vehicle undercarriages after traveling mountain/forest roads.
- avoid dumping yard debris. It should be either composted, burned (if burning is approved by the fire district) or solarize unwanted weeds that have been removed.
- perform annual surveys on your property to identify infestations early.
- clean pets of seeds that may be stuck in fur.
- use certified weed-free animal feed whenever possible.
- avoid bare ground areas whenever possible or manage such areas to ensure they remain bare (in the case of parking areas or wildfire buffers).
- respond quickly when invasive weeds are identified/observed.
- Consult with the Tillamook Soil Water and Conservation District (SWCD) whenever you need assistance. The phone number is 503-842-2848 (x103).

Tillamook SWCD requests that concerned landowners report noxious weed infestations using the "Oregon Invasives Hotline" at www.oregoninvasiveshotline.org . These reports are sent directly to the SWCD office and the site provides treatment recommendations.

Species of plants such as **Scotch Broom, Himalayan Blackberry and English Ivy** have long been considered nuisance plants. Their presence is so pervasive that their eradication is a virtual impossibility. Homeowners are encouraged to keep their properties free of these invaders wherever possible in order to reduce the spread of these plants. Left unchecked they will choke out native species. The SWCD currently takes aim at species that they may be able to control, and if successful will lead to an improved ecological balance.

Four major species that invade many areas locally are **Canada thistle**, **Tansy Ragwort**, **Bull thistle** and **Purple Loosetrife**. Refer to the SWCD website for pictures if you are unfamiliar with these plants.

Yellow Archangel is a creeping perennial in the mint family and a "Class B" noxious weed in Oregon. Flowering from April-June. Yellow archangel is an escaped garden plant with very attractive foliage and spring blossoms. Stimulated by soil disturbance, Yellow archangel can rapidly displace native species and create a monoculture that can disrupt natural nutrient cycling, watershed functionality and forage/habitat quality. Yellow archangel has no known wildlife value in Oregon.

Yellow archangel is extremely difficult to eradicate once it is established. Manual removal is tedious and potentially expensive. Manual removal may stimulate growth if not done properly. Be sure to remove all roots matter and stem particles. A combination of manual/chemical control can be effective over multiple years of treatment.

What Can You Do?

NO DUMPING! Discarded yard waste is the most common vector of yellow archangel. Unwanted plants should be composted on site, solarized, burnt, etc.

The Tillamook County Soil & Water Conservation District, as the agent for *Tillamook County Weed Control District*, is asking for your help in identifying populations of Yellow Archangel in Tillamook County.

As they are identified and confirmed, technical assistance can be offered to landowners with infestations which may include treatment guidance, survey work and/or treatment assistance. All infestations will be evaluated on a case-by-case basis.

How Do I Report Yellow Archangel?

Please call the Tillamook SWCD at: (503) 842-2848 (Ext: 103) -or- Report Online at: https://oregoninvasiveshotline.org/

Surprisingly, another species of plant, **Yellow Flag Iris**, is also a problem. These plants are seen frequently in the gardens and vegetated areas in and around Oceanside. It was introduced as an ornamental in Oregon and has since become a nuisance for land managers across the state. Yellow flag iris is an extremely adept invader. Plants can spread by rhizomes, fragmentation and by seed. Over time, dense monocultures are formed and control becomes very difficult. Stimulated by soil disturbance, incomplete manual removal can lead to vigorous regrowth. Plants, and even seeds, can survive burning as well. To make things worse, these plants can tolerate poor soil conditions that are unsuitable for some native plants. Chemical treatments can be very effective but sometimes difficult due to unwanted collateral damage of natives. A combination of manual/chemical control can be effective over multiple years of treatment.

Another family of plants that are very problematic in this area are the **Knotweeds**. Many residents of Oceanside are likely familiar with at least one of the species of knotweed present in Tillamook County (we have all 4 species). Most noticeably, the large population of Giant Knotweed (*Fallopia sachalinensis*) that is in the vacant lot at the intersection of Highway 131 and Happy Camp Rd. The most concerning of the knotweed species is Japanese Knotweed (Fallopia japonica). Japanese knotweed is already present on numerous properties in Oceanside, including a spot where it is growing out of the sidewalk near the post office. Japanese knotweed is extremely difficult to control without the use of herbicide. Thankfully, the most effective herbicide is available to the general public and is non-toxic to fish, birds and mammals. It is called “Imazapyr” and is sold under the brand name “Polaris”. Due to the widespread nature of Japanese knotweed in Tillamook County and the SWCD limited capacity, they are very supportive of control efforts that are undertaken by property owners. That said, the SWCD has funding for knotweed treatments and may be able to assist with eradication on a case-by-case basis. A flyer and brochure are available on the Tillamook SWCD website to help property owners identify and eradicate the various types. Knotweed is destroying important habitat along our rivers. We need to act now. Every year, Knotweed becomes more widespread and more difficult to remove.

In general we have elected not to include very much information about herbicides. Troy Abercrombie of the Tillamook SWCD requests that concerned landowners contact the SWCD for guidance on the most current and effective treatments as they implement management plans on their properties.