Oceanside Community Plan-Final Draft 8/12/10

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Oceanside Community Plan: Final draft **8/12/10**

CHAPTER 1. PURPOSE AND VISION

1.1 Purpose

The main purpose of the Oceanside Community Plan [ONA] is 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 working together, communicating effectively, and becoming knowledgeable on land use issues, we can achieve the future we plan for.

A second purpose is to provide a document that will serve to introduce Oceansiders to newcomers and to what we value.

1.2 The Community Vision

The Oceanside Community Vision is a statement based on the shared values of the community and represents an ideal that guides development while protecting our village character. The ONA [ONA] represents 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 a complete description of the bylaws.]

In 1995, the ONA, which is the citizen planning advisory committee for this community, adopted the statement below as best representing the sentiments of the community.

“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)

The 2007 survey found that 17 of the 20 questions agreed to by at least 60 percent of the respondents were ranked similarly to those in the 1995 survey. [See chapter 10 for details.] This finding suggests that Oceansiders’ values, attitudes, and opinions with respect to living in this community have not changed. Therefore the 1995 vision statement remains true.

1.3 Access to the Community Plan

Hard copies of the plan can be obtained from the Secretary of the ONA. Two hard copies will also be available at the Tillamook County Library. In addition an electronic copy will be posted on the ONA’s website: www.**Oceansidefriends.Org**.

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 8 weeks by hand, after blasting a 'soft' area and 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 1930's), 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 1950's, a road was cut to the top of Maxwell Mountain to take advantage of the view of Three Arch Rocks and Lost Boy Beach. 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 1990's, The Capes and Ocean Pines developments occurred. By the mid 1990's Oceanside was receiving popularity from far and wide. Original platted tent lots were consolidated into small skinny lot residential development along Highway 131. Though the full time population has not increased to more than 326, 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].

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. The point of the exercise was to construct an account of what the main street of Oceanside looked like from one person's perspective on this one day with an idea toward re-discovering the village's attractions and shortcomings.

He discovered things he “hadn’t seen” before even though he has lived here 20 years and passed through the village almost daily. But one impression stood out — a sense of a quiet village, with modest homes and a commercial district that merged with the residential district seamlessly. He suspects it would be difficult for a visitor to discern the boundary that separates the residential from the commercial district — businesses did not have large, ostentatious signs nor did any stand out because of a garish décor. In short, the districts blend harmoniously as if in agreement that the Pacific Ocean and Three Arch Rocks should remain the star attractions of the village. Of course, this record was simply one man’s perspective and other residents might have a different one. He also recorded the walk in the hope that after reading his account others would do the same and so re-acquaint themselves with Oceanside’s beauty and village character. The complete record of the walk is in appendix C

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]

The prevention of light and noise pollution into the Three Arch Rocks Wilderness is a new focus:

“Complex staff will continue to work with current local residents and commercial

properties to prevent light and noise intrusion into the wilderness, and with OPRD to locate commercial fireworks displays away from wilderness areas." [U.S. Fish & Wildlife, Oregon Islands Final CCP and WSP, 2009, 2.3.5].

3.5 Beach Geology

Over 15 million years ago, lava scarred and seared it's 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.) Pocket beaches: Agate [Tunnel], Lost Boy, and Short beach.

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, the smallest of the four beaches. 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** 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 1920's 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

4.1 A day at the beach

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 Hang 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 Oregon Hangliding Association (www.ohga.org) owns a lot on Maxwell Mountain where the association members have a permanent launch site. The magnificent view from Maxwell looks down on the Three 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. Barbecued salmon is usually on the menu.

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 Roseanna's for coffee and a lot of chatter.

CHAPTER 5. WHAT WE HAVE: BENEFIT ORGANIZATIONS

5. 1 Oceanside Friends

This organization will deal with matters unrelated to land use, such as welcome letters, fall gatherings, neighborhood watch [for crime prevention and health/welfare concerns], and announcements of community interest such as proposed tax measures.

5.2 Oceanside Protection Society [OPS]

The Oceanside Protection Society was incorporated as an Oregon non-profit public benefit corporation in 2006. The organization's purpose is stated in its bylaws:

> "The Oceanside Protection Society exists to preserve the coastal village environment of Oceanside, OR, and the characteristics that make Oceanside a unique place to live, visit, and own property; through fact finding, fund raising dinners, education, and action; organizing citizen support of community planning and effective code enforcement."

Examples of current goals [not necessarily in order of priority.]

- Establish the public ownership of Oceanside's "Town Square".
- Improve the tire trail and beach access at the Symons Wayside.
- Reopen the children's playground on Chinook Avenue.

The OPS website is <http://www.opsonline.org>. The contact address is PO Box 425 Oceanside OR 97134.

CHAPTER 6. WHAT WE HAVE: COMMERCIAL SERVICES

6.1 Restaurants and motels

Oceanside has a relatively small commercial area with three eating establishments. Besides serving a variety of coffees and teas, Brewin' in the Wind, offers breakfast and lunch [soups, sandwiches, pastries, and ice cream]. The managers also provide a venue for local artists to showcase their works. A small outdoor garden courtyard provides a cozy, private space. Roseanna's is a full service restaurant with a reputation for good food, excellent desserts, and wonderful views. The owners of The Schooner in Netarts have leased the former Anchor, now called The Schooner Inn and Guesthouse. Oceansiders can now enjoy the delightful culinary offerings that characterize the Schooner.

Overnight accommodations can be found at three establishments on Pacific Avenue: The Oceanside Inn, The Schooner Inn and Guesthouse, and the Ocean Front cabins. All of these are locally owned and operated. A fourth motel, The Clifftop Inn, is situated on Maxwell Mountain and guests enjoy a 180-degree view of the Pacific Ocean. There are two B&B's located in the Residential Oceanside Zone.

6.2 Commercial area

Oceanside's commercial area is mainly along Pacific Avenue one block east of the ocean There are currently 11 commercial lots that are undeveloped or used as residences that have the potential for commercial development. [See Table 1, p. 13.2].

Parking is limited in the Commercial zone and finding a parking spot is often a challenge during tourist season. Though the adjoining State Park has a designated parking area, overflow parking spills into all of Oceanside zones at busy times of the year.

Oceanside's population is comprised of residents, owners of rental property, vacation homes, and commercial businesses. The majority of respondents to the surveys cite 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].

CHAPTER 7. WHAT WE HAVE: PUBLIC SERVICES AND UTILITIES

7.1 Netarts Oceanside Sanitary District [NOSD]: Status.

In 2009 the NOSD closed the books on the completed outfall project and pump station. A 7.5 million dollar bond covered the costs of these projects. The total cost of the new Waste Water Treatment Facility (WWTF) will be approximately 21 million dollars. At the March 2010 Board meeting two USDA Rural Development loan resolutions were approved securing $11,998,000 in loans plus $8,997,000 in grant funding, which will cover the cost of the facility. The grant funds comprise about 43% of the total cost of the new WWTF.

The first phase of the WWTF project will consist of excavation and preparation of the 10-acre site, roadwork and the directional drilling of two conveyance lines from the old treatment facility to the new WWTF site.

The construction period will be about eighteen months and will conclude with the startup of the new WWTF and the decommissioning of the old treatment plant.

7.2 Oceanside Water: Status.

The Oceanside Water District (OWD) was formed in the mid 1970's. Many of the district's facilities were constructed during this time as well; they include the Short Creek Water Intake, the Water Treatment Plant, the Oceanside (Main) Reservoir, and the distribution system improvements for Oceanside and the Short Beach area. The District completed facility construction in 1976 with the addition of the Maxwell Point Reservoir and additional distribution system improvements in Oceanside and Camelot Estates areas.

In 1991 The Cape Meares Water Cooperative and its facilities were incorporated into the Oceanside Water District. The facilities included a 100,000-gallon reservoir and a distribution system, which was constructed in the 1980's. During the early 1990s, the OWD made further additions to the district with The Capes Planned Development. These facilities include a new booster pump station, new distribution system, and a new 300 000 gallon reservoir.

7.3 Netarts-Oceanside Rural Fire Protection District:Status

In l999 the fire districts of Netarts and Oceanside merged. The fire hall in Netarts became the main station, housing the administrative office and the majority of the first-line equipment (fire and rescue.) The fire building in Oceanside houses equipment for volunteers who respond to that station in emergency. The district is a special service district funded through property tax revenues, grants and donations.

The fire district received a grant in 2010 to bring the fire hall up to current seismic standards and is proceeding with that work.

The response area is bounded by Cape Lookout Summit, north to Cape Meares Loop and Bay Ocean Road intersection and to milepost 6 and Highway 131 in the east.

Response times in 2008 averaged 6.9 minutes for the village of Oceanside, 6.6 minutes from Happy Camp to the NOSD (including The Capes, Terrasea and Camelot), and 8.1 minutes all the way to the Cape Meares Lighthouse.

Long-range goals include:

1. Purchase of replacement engine for Oceanside Station by 2012.
2. Establish a future resident fire-fighter program, i.e., a place for volunteers and students to live in return for their commitment to designated work time for the NOFD.
3. Continue to offer service to the community and improve the quality of life wherever possible. The NOSD, ONA and other non-profit Oceanside affiliated groups use the large Fire Hall without charge, as do other non-profit, community groups.

7.4 Transportation: The Wave

Daily bus service is provided by a private company, The Wave, and takes customers from Oceanside to important stops in town such as the county hospital, the county library, and Fred Meyer's. Routes to the south extend as far as Otis in Lincoln County and to the north as far as Tolovana Park. 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.

7.5 Library services: Tillamook County Bookmobile

Since l948 the Tillamook Library system has provided a bookmobile, offering several services for rural Tillamook County. The Bookmobile visits Oceanside for an hour on Wednesdays, bringing a selection of books, DVD's, books on tape and music CD's for all ages. Patrons may also request items to be delivered on a future stop in Oceanside. The Bookmobile is a branch of the Tillamook County Library and is financed through Tillamook County property taxes. As of May 2010, a new, custom-built bookmobile is in service.

7.6 Post office

The United States Postal Service (USPS) provides Oceanside with a post office as well as with street mailbox service to some areas. The post office is staffed by a full-time postmaster and part-time assistant and housed in a portion of the Oceanside Community Club building that is leased from the Club. It is a full-service post office and has the capacity to serve 220 patrons with postal boxes. Mailboxes are free for those who do not have street mailbox service.

7.7 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, 503-842-7297.

7.8 Electricity

Electricity is supplied by Tillamook People's Utility District, a body of local government that provides essential utility services within a specified area.

7.9 Internet, Telephone and TV Services

Internet, Telephone and TV Services are provided by CenturyLink.

CHAPTER 8. ONA: WHERE WE'VE BEEN-1993-2009

8.1 History

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.)"

8.2 ONA Purpose

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. We have an ONA. We have an approved ordinance for small lots development. We have three specific to Oceanside proposals: a vision statement, a residential zone ordinance, and a commercial zone ordinance. I want to thank all who participated. And I want to strongly encourage everyone to get engaged in our future."

8.3 Attendance at meetings

Attendance at ONA meetings during its more than 15 years of activities has ranged from

nine to 115 Oceansiders [See figure 1, 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.

8.4 Accomplishments

The Association, which now meets monthly, 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 under Committees for a description of its function].

In addition, the ONA has made major recommendations to Tillamook County on a variety of land-use issues:

- 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

Other issues studied:

- The Planning Commission's work program
- A neighborhood watch program
- Offshore wave and wind energy projects considered by several companies
- Whether the community should incorporate as a city
- County's change in geologic hazard reports status.

CHAPTER 9. ONA: WHERE WE'RE GOING-2009 TO 2020

9.1 Membership.

The ONA's communication with the community is facilitated in a number of ways. Electronic distribution of minutes occurs monthly and the ONA's website exists to provide information on current issues and as a repository of important documents. It is also an avenue by which Oceansiders who live elsewhere can keep current and communicate with the ONA.

To increase participation and a sense of inclusion the ONA will continue to elicit active membership from the greatest possible percentage of eligible members. To that end ONA will inform newcomers and tourists of our customs and environment. [See appendix E, Welcome to Oceanside letter.] We will also establish a Membership Committee, a standing committee authorized by ONA Bylaws. That committee will be charged with finding and implementing ways to maximize active participation including the charge of welcoming visitors and newcomers to the area.

For the purpose of fostering a larger active organization periodic gatherings have occurred on weekends over time. These larger social events bring together Oceansiders, old timers and new folks. Continuing this tradition is wise as an increasing number of residents are not full time. Communication and interaction are means to create interest in the future of the ONA.

Unincorporated communities face special challenges because they have no apparent guiding organization. The ONA has the challenge to be mindful of this everyday reality by making itself visible to the community.

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 of

2006.

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 challenges:
• 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

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 results were 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:
• RV's 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 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.) SECTION 6.0 CONDITIONAL USE PROCEDURES AND CRITERIA
j.) ORDINANCE 69 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. 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 $75.00 and a yearly fee of $150.00.

11. 2 Proposed

a.) Grading [for Tillamook County]

In the summer of 2009, the Tillamook County's Planning Department presented the ONA with a draft grading, erosion control and storm-water management control ordinance. The Zone and Plan Review [ZAPR] Pre Site Residential Development committee reviewed the draft document in light of the research the committee had done over a period of several months. The committee researched other coastal community grading ordinances and reviewed all of the related documents and ordinances that were currently held by Tillamook County. The ONA voted 51-0 in full support of the ONA's comments and revisions given to the county draft document. As of spring 2010, the draft grading ordinance is pending.

b.) Lighting [for Oceanside only]

The ONA has submitted a draft lighting ordinance to Tillamook County, and, through this plan and accompanying ordinances, excess intrusive lighting will be curbed. As of spring 2010, the draft lighting ordinance is pending. A recent

national program, **The Seabird Aware Project**, is raising the alarm about the harmful effects of night light on seabirds. [See appendix F]. Since Oceanside is within a half-mile of The Three Arch Rocks Wildlife Refuge and its thousands of seabirds, it seems only prudent to adopt a lighting ordinance. The majority of Oceansiders agree. In the '07 survey, 70% supported controlled down lighting in public and private areas. Finally, the U.S. Fish & Wildlife service in its just released report cites the dangers of night light and requests cooperation from local communities in suppressing it. [U.S. Fish & Wildlife, Oregon Islands Final CCP and WSP, 2.3.5. http://www.fws.gov/oregoncoast/ccp.htm].

11.3 Potential

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

County Planning staff 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% in '07 survey, see figure 2, appendix A3].

b.) Accessory dwelling units

Tillamook Count's Workforce Housing Task committee has created a draft ordinance. If adopted the ordinance would allow accessory dwelling units on existing residential lots. The units would be designed as long-term rental space for family members and others. CPAC's are in the process of reviewing and providing feedback on the draft.

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 shall be made to preserve the "rustic coastal village atmosphere," the natural resources, and the beauty of Oceanside for the benefit of residents, visitors and future generations.

12.2 Transportation/parking

a.) Where feasible, roadways in the core area will be improved to allow for more adequate public and emergency vehicle access.

b.) Having clear and open access for emergency services can mean life or death in a fire or medical emergency. Emergency vehicles are generally wider and heavier than most passenger vehicles and aren't as maneuverable as the vehicles we are used to driving. The roads in Oceanside are narrow and without shoulders. We never know when access is going to be needed so keep obstructions out of the road right of way.

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 will work with the community and the Oregon State Department of Transportation to develop and manage an on-street parking plan.

e.) Vehicle parking is often a problem so minimize on-street parking and arrange with neighbors for parking when you plan a get together.

12.3 Housing and Development

a.) Building design and landscape that enhances the aesthetic quality of the community are encouraged. Examples include:

- minimizing structural intrusions into open space on home sites;
- minimizing clutter on home sites;
- providing for home storage that enhances the beauty of the home site;
- minimizing large, blank walls;
- fitting the dwelling into the contour of the hillside so that structures work with the topography rather than against it;
- minimizing impervious surfaces and providing for adequate drainage;
- maximizing and using off-street parking so roadways remain uncluttered;

• maintaining outdoor lighting design and placement so that it does not cast direct light onto adjacent properties and adversely affect the neighbors;
• encouraging the use of native plant species for landscaping.

b.) Encourage programs that focus on cleaning up existing poor condition homes and structures located within the community.

c.) It is crucial to home sites and neighboring properties that engineer recommendations are followed completely in geo-hazard dune areas south of Baughman Creek and other steeply sloped areas. You and your neighbors also share the responsibility of preventing landscape problems.

12.4 Community Character

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 should be taken to assure that development along the ocean and Highway 131 be compatible with maintaining the existing natural character of the area by maintaining or creating a vegetative buffer between development and the ocean and highway.

b.) When developing, design considerations shall be given for retention of native vegetation, the existence of wildlife, valued property rights, and the desire for solitude of surrounding property owners and residents. Well-established vegetation helps prevent unnecessary erosion, blowing sand (in dunes), and encroachment by invasive species.

c.) Encourage creation of programs that promote a safe community environment with respect to fire, traffic, crime, personal property, and health

d.) Landscapes created using plant species that are coastal hardy will have the greatest survival potential and will assist in soil and water erosion prevention. (See appendix G). Landscaping that is tolerant of wind and infertile soils will reduce the need for excess fertilizer particularly in the dunes environment

e.) Reduction of noise, harsh lighting, view obstructions, clutter, and drainage runoff by completing new constructions within a reasonable period of time.

f.) Preserve neighborhood attractiveness by encouraging power distribution lines for new buildings be put underground. Utility lines should be placed underground for new subdivisions and planned developments. When existing areas redevelop underground utilities should be installed, unless placement will jeopardize the stability of adjacent properties.

g.) Shielding exterior lights and eliminating unnecessary lights prevents light from disturbing your neighbors, humans and wildlife. One of the benefits of reduced exterior lighting is that on clear nights many more stars are visible.

h.) Tillamook County should assist the ONA and local property owners to develop a plan for the commercial area to establish guidelines for future commercial development and one that will retain the unique characteristics of the community.

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

j.) Watershed protection is the critical element in maintaining and rehabilitating the water quality in the Oceanside watershed area. The ONA will work with the County and other appropriate authorities and landowners on implementation of the Oregon Forest Practices Act and other applicable regulations to achieve this goal.

12.5 Public Involvement

a.) The County should refer all proposed projects, formal application requests and applications affecting the community to the ONA for review and input.

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

c.) The ONA should serve as an advocate for the community and fulfill the statewide 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 are 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.

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 Shore lands, exceptions for the area. The County Plan also identifies a range of commercial uses including a restaurant, tavern and motels. The policy under section 3.3 states that the County will plan for Oceanside as an urban area in accordance with Goal 14 Urbanization.

Oceanside's community growth boundary encompasses land south from Fall Creek on Highway 101 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 small-scale home occupation enterprises and vacation rentals. This zone is defined as low density urban development' with a minimum lot size of 7500 sq. ft. though Tillamook County has a "small-lots" ordinance that allows building on considerably smaller lots. Housing consists mainly of single-family residential dwellings.

A Planned Development overlay was created for the Capes development in 1990's, encompassing 73 acres. The Capes consists of single-family homes and 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 1997 to 2009. The number of potential buildable lots is approximately 25% less than potential lots due to constraints such the slope of the site and the need for roads.

RESULTS OF 1997 INVENTORY VS. 2009 INVENTORY		
RESIDENTIAL LOT INVENTORY	**1997**	**2009**
Improved	471	650
Potential	803	548
Potential buildable	602	411
Total residential lots	1,073	1,061
COMMERCIAL LOT INVENTORY	**1997**	**2009**
Improved	8	8
Unimproved	2	2
Residential but potential commercial	Unknown	11
Total commercial lots	10	21

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 660-015-0000(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 Association holds monthly community meetings. All meetings are open to the public and notices of newsworthy general meetings are published in the Headlight Herald. The Association 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 nearly 200 Oceansiders.

14.2 Goal 2: Land use planning: OAR 660-015-0000(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 660-015-0000(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 660-015-0000(7)

To protect people and property from natural hazards.

14.6. Goal 8: Recreational needs: OAR 660-015-0000(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.

14.7 Goal 10: housing: OAR 660-015-0000(10)

To provide for the housing needs of citizens of the state.

14.8. Goal 11: public facilities and services: OAR 660-015-0000(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.

14.9. Goal 12: Transportation: OAR 660-015-0000(12)
To provide and encourage a safe, convenient and economic transportation system.

14.10. Goal 13: Energy conservation: OAR 660-015-0000(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 660-015-0000(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 660-015-0010(2)
To conserve, protect, where appropriate, 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 to 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 660-015-0010(3)
To conserve, protect, where appropriate 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 660-015-0010(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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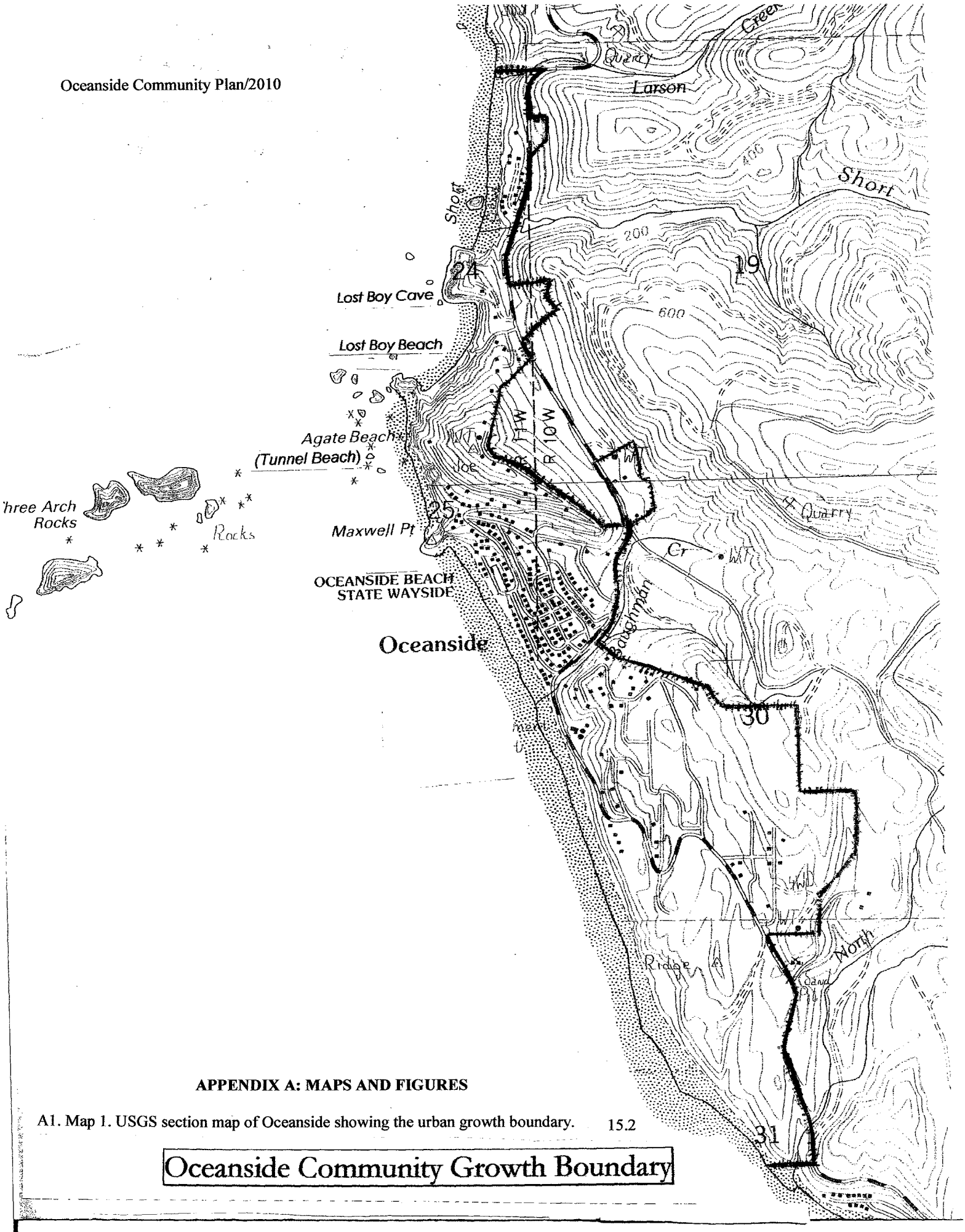
APPENDIX F: SEABIRD AWARE PROJECT

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



APPENDIX A: MAPS AND FIGURES

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

Oceanside Community Growth Boundary

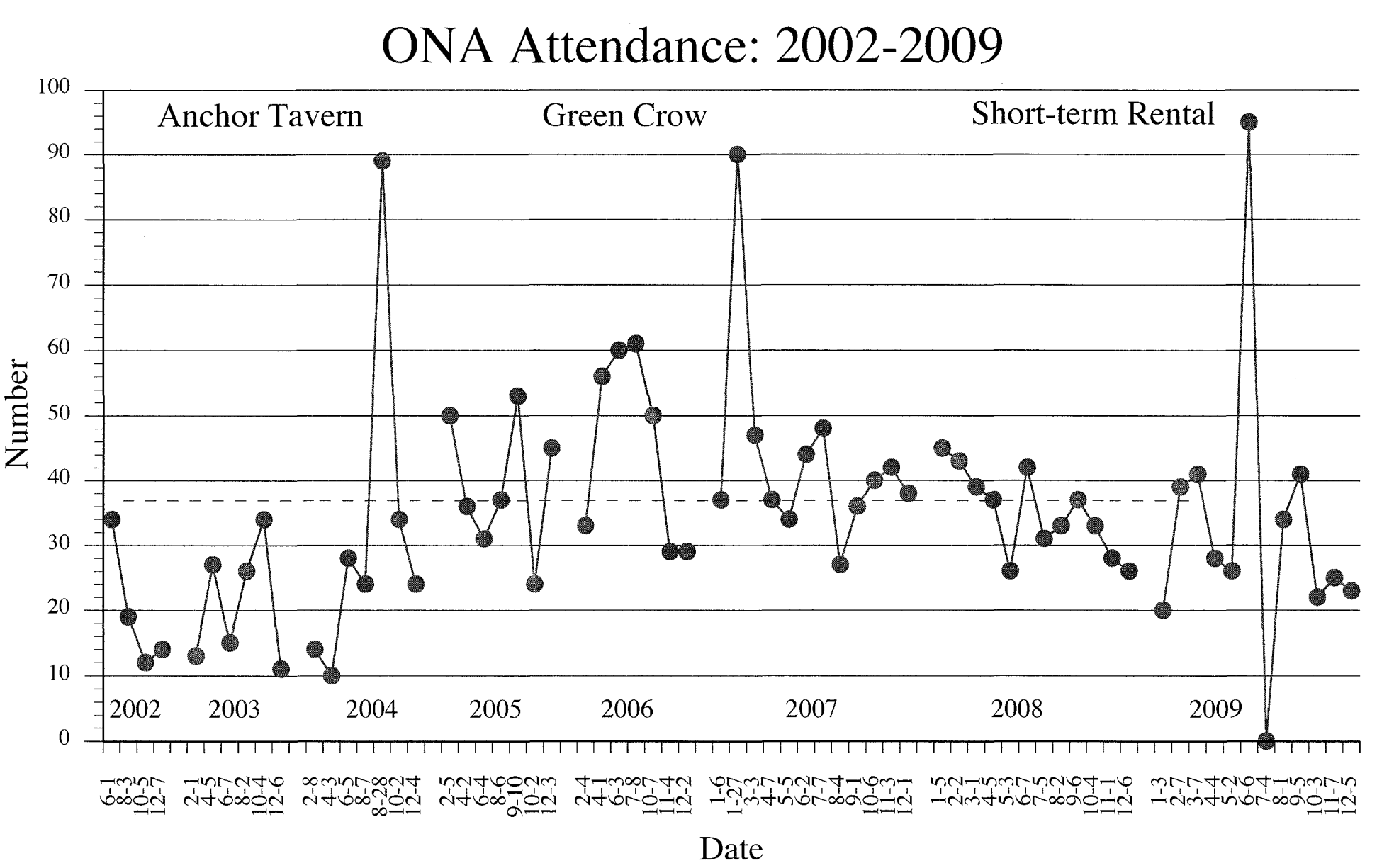


Figure 1. Attendance at ONA meetings from 2002 through 2009. In 2007, meetings were changed from bi-monthly to monthly. The dashed line is the quorum which now stands at 37.

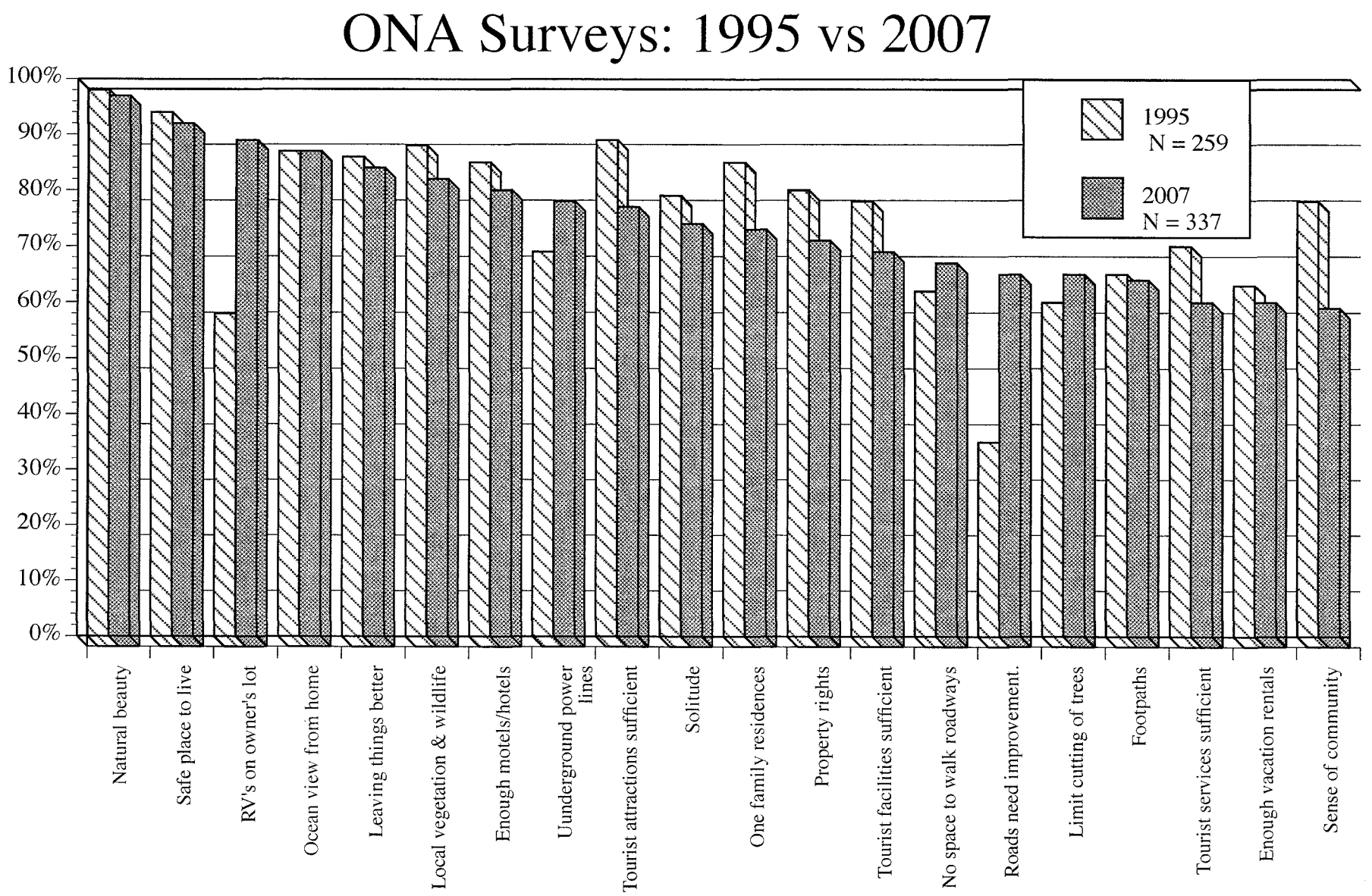


Figure 2. Responses to the twenty identical questions on the '95 & '07 surveys. The percentages in the 2007 survey are in descending order.

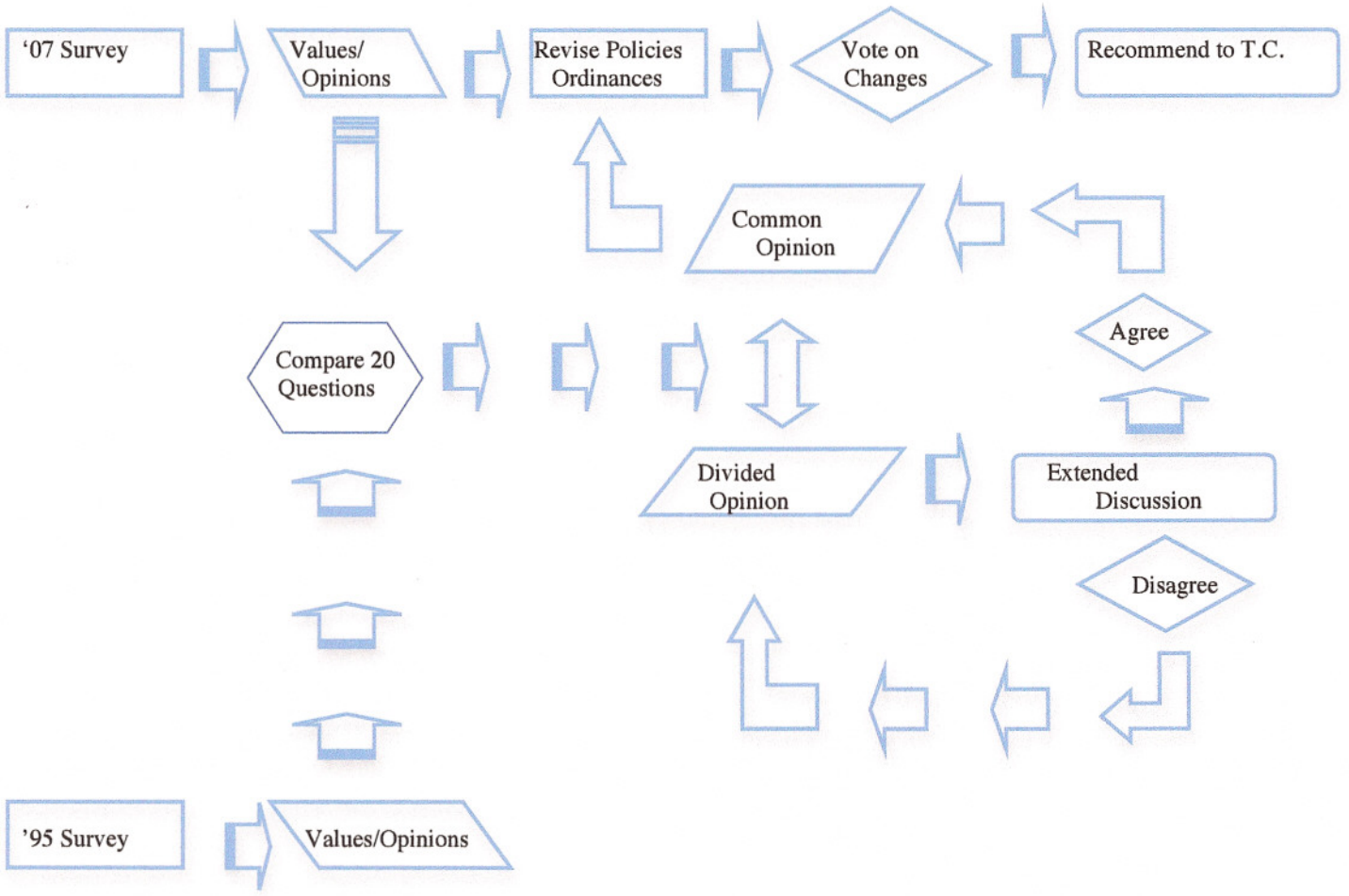


Figure 3. Flowchart showing how survey results are used to suggest revisions of existing policies or propose new ones to Tillamook County. All recommendations forwarded were supported by at least 60% of respondents.

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 theses 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 tot he 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 it's 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 more large 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

PURPOSE

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.)

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, and special community studies. In all activities the Association shall provide for and encourage increased citizen participation. To that end, a copy of 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. A copy of 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 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 membership approval, be reimbursed for expenses incurred on behalf of the Association.

President

1. Conducts General Membership meetings and officers 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.
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. Prepares 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 for approval of Officers at monthly meeting.
3. Maintains Financial Records and reports monthly 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 - 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; Non- resident Owners; Non-owner Resident; Environmental and Ocean Issues; Development and 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 ONA 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).

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 registered 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 monthly 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 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 the past five organization-years' meetings (June 1 – May 31 for each year) but no less than the smallest number of attendees at any of those meetings, and is determined at the annual meeting.

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 Saturday 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, mailed out to registered 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 mailed to all registered 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.

Rev. May 1, 1995; Rev. June 1, 2002;Rev. Aug. 3, 2002; Rev. July 7, 2007;
Rev. Feb. 7, 2009

APPENDIX E: WELCOME TO OCEANSIDE LETTER

Welcome to Oceanside

We are proud of our wonderful little community and we welcome you. Oceansiders place a high value in the community's natural beauty, peacefulness, and safety of all residents, guests and their pets. Please help us in maintaining this special place and be courteous of two-legged and four-legged friends that reside in and visit Oceanside.

Parking – We encourage you to park your vehicles in a safe place, a place where emergency vehicles will be able to get past them, and where the many walkers about town and to the beach will be safe when going around your vehicle.

Pets – We ask that while walking through the community, you keep your dog leashed, and please clean up after your dog. Bald eagles are making a wonderful comeback to our coast. They also look for easy prey. It is wise to keep small and medium size pets close to you.

Environment – Our vegetation is fragile, so help us avoid erosion by staying on the roads and paths. The deer seem to hang out close to busy roads, so please drive extra carefully. For your safety and theirs, please don't feed the wildlife.

Beaches – Be on the lookout for sneaker waves, high tides, and floating logs and debris. Many residents and visitors carry plastic bags in their pockets to pick up litter on the beach. Litter can harm sea creatures, pets, people, and birds. Please help keep our beaches clean and safe. Sometimes seal pups as well as adult seals and sea lions rest on the beach. By law they cannot be disturbed. Stay back at least 200 feet and keep dogs away. The seal pups mother will return when no one is around. Injured wildlife can be reported to the Wildlife Rehabilitation Center of the North Coast at 503-338-3954.

Lights – Because of building proximities, some area lighting can lessen other's enjoyment of the night sky. Please turn off all unnecessary exterior lighting, especially those lights that shine horizontally and into your neighbor's windows. Safety lighting should shine downward to illuminate the ground.

Noise – Please consider your neighbors while you enjoy your stay with us. Keep the noise level down, especially after 10 p.m. We're just a little town and the streets have always rolled up relatively early around here, but the sunrise makes it all worthwhile.

Barbeques/Fires/Fireworks—Be careful with fires of all types. High winds and dry vegetation increase fire risks. Winter storms and increased winds have increased the dry "dead wood". Fire safety depends on keeping landscapes free of dead, woody

material. If you build a fire on the beach, be sure to surround it with rocks. Douse with water to fully extinguish it. Burn barrels are for plant debris and paper products only. There is a season for burning so check with the NOFD for the proper dates. Fireworks that are legal in Oregon are illegal on Oregon beaches.

Garbage – Take care to secure the garbage cans. Raccoons are adept at opening can lids that aren't tied down with bungee cords and they are less than considerate about where they spread the refuse..

Water Safety - Our climate causes strong currents immediately offshore and the waters are far colder than those further south. Hypothermia can develop quickly even in the summertime. Strongly consider the use of personal flotation devices, wetsuits and other such gear as may be appropriate for your activity. Have fun, but please be safe!

Contacts – Non-emergency telephone numbers: Tillamook County Sheriff, 503-842-2561; Netarts-Oceanside Fire District, 503-842-1153

Enjoy your stay in Oceanside.

APPENDIX F: 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 G: 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].

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GLOSSARY

ATTITUDE: "…an attitude refers to an organization of **several beliefs** [negative or positive] around a specific object of situation." [Rokeach, 1973]. Example: "I hate the lousy roads in Oceanside and think the county is shirking its duty towards improving our roads."

GOAL: The **aim or target** of any effort made by an individual or a group. Example: "Within five years, the quorum for ONA meetings will be 50 residents."

OPINION: "A **view or judgment** formed about something not necessarily based on fact or knowledge." [Google dictionary]. Example: "The sewer plant project will cost so much that most people won't be able to live here."

ORDINANCE: **Legislation** related to zoning, grading, vacation rentals, and the like enacted by Tillamook County Officials [both elected and appointed]. Ordinance language uses terms such as "shall", "will", or "must." [Oregon DLCD, 2007]

PERIODIC REVIEW: "A **formal process** by which the local government's land use planning documents are reviewed to address changing circumstances and ensure compliance with new laws and rules. " [Oregon DLCD, 2007]

POLICY: **Guidelines** for communities over the use of land, involvement in CPACs, consideration of one's neighbors, and the like. Such polices are submitted as part of a community plan for the approval by Tillamook County Officials [both elected and appointed]. Policy language uses terms such as "encourage" or "should" rather than "shall" or "must." [Oregon DLCD, 2007]

VALUE: "An enduring **belief** [of a very specific kind and always positive] that a specific mode of conduct or an end-state of existence is personally preferable to an opposite or converse of conduct or end state of existence." [Rokeach, 1973]. Example: **Beauty** is an end-state value. **Honesty** is a mode-of-conduct value.

VISION: A statement based on the shared values of a community and represents an **ideal** for the future.

ACKNOWLEDGEMENTS

This Zone and plan review began in the summer of 2006 so it's taken four years to bring this plan to the community for a last look before forwarding it to the county for approval. It's simply isn't possible to do all the work required for a project of this scope without the help of many people. The Oceanside volunteers listed below [in alphabetical order] proved both able and dedicated in helping to produce a document that the community can be proud of.

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We thank you!

Richard Powers
Kris Woolpert,
Co-chairs, Zone and Plan Review Committee