

# *Pacific City/Woods Community Plan*



## *Table of Contents*

<b>Pacific City/Woods Planning Overview.....</b>	<b>3</b>
The Purpose for the Pacific City Community Plan	
The Planning Process and Community Involvement	
<b>Pacific City/Woods Vision Statement.....</b>	<b>6</b>
Introduction	
The Past	
The Present	
The Vision	
The Future	
<b>Pacific City/Woods Community Findings.....</b>	<b>10</b>
<b>Pacific City/Woods Community Policies.....</b>	<b>11</b>
Policy 1. Community Form	
Policy 2. Community Growth	
Policy 3. Transportation	
Policy 4. Public Facilities	
Policy 5. Housing	
Policy 6. Public Involvement	
<b>Pacific City/Woods Zones .....</b>	<b>15</b>
Pacific City/Woods Park Zone (PC-P)	
Pacific City/Woods Low Density Residential Zone (PCW-R1)	
Pacific City/Woods Medium Density Residential Zone (PCW-R2)	
Pacific City/Woods High Density Residential Zone (PCW-R3)	
Pacific City/Woods Commercial Zone (PCW-C)	
Pacific City/Woods Airpark Zone (PCW-AP)	
<b>Pacific City/Woods Comprehensive Plan/Zoning Map.....</b>	<b>45</b>

## *Pacific City/Woods Planning Overview*

### **Purpose of the Pacific City/Woods Community Plan**

The Pacific City/Woods Community Plan represents a vital guide to our future. This plan evolved out of a planning process which included active participation of local residents and property owners over a four-year period between April 1995 and June 1999.

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

### **The Planning Process and Community Involvement**

The planning process for developing a community plan for the Pacific City/Woods area has occurred over a four-year period and included significant time and effort of Pacific City/Woods residents. A chronological summary of the planning process and community involvement is provided below.

#### *April 1995*

A Steering Committee consisting of several citizens in the PC-Woods area was formed. The Committee included a representative of the PC Water District and the PC Sanitary District. The Committee met monthly. The first few months of meetings were spent learning about the process and about each other.

After several months, the Committee began to discuss the need to expand to better represent the different segments of the Community. The Committee added members to represent part-time residents, long-time residents, commercial dory fishermen, no-growth interests, and farmers. The Committee had approximately 15 people each representing a different segment of the community.

During the summer of 1995, the Committee developed a survey to solicit community input on important issues.

#### *September - October 1995*

The **first Town Hall meeting** was held to introduce the community to the planning process, to the members of the Steering Committee, and to the goals of the survey. Over 100 people attended the meeting which was held on a Saturday morning to accommodate the part-time residents.

The survey was mailed out in early October. The committee asked for volunteers to assist with the mailing. Nearly 1,200 surveys were mailed (one to every property owner). In addition, surveys were located in various businesses around the community to allow renters and those with different opinions to complete a survey. The community paid for the postage with donations from the sewer and water districts.

*November 1995*

Of the 1,200 mailed surveys, over 400 were returned by mid-November. The surveys were tabulated into three summary sheets and were combined into a single response sheet. Volunteers from the community donated their time to tabulate and document survey comments.

*February 1996*

Following the survey tabulation, a **second Town Hall Meeting** was called to discuss the results of the survey. The meeting was held on a Saturday morning and was attended by over 100 people.

A review of the survey and responses indicated four areas of concern which would need further study. The Steering Committee issued a call for volunteers to serve on:

- Growth Committee – to review growth issues and the Community Growth Boundary
- Zoning Committee – to study uses in the zones, setbacks, other zoning related issues
- Housing Committee - to look at the available housing in PC-Woods and to work on strategies to ensure affordable housing
- Transportation Committee - to review transportation-related issues

The Zoning, Housing and Transportation Committees were consolidated into a single committee.

*March 1996*

Tillamook County Department of Community Development held a “Planning 101” workshop to familiarize people with planning concepts and procedures. The workshop was attended by approximately 75 people.

The Zoning and Growth Sub-Committees began work. They met almost every Saturday for two months.

Early in March, an inventory of all tax lots in Pacific City-Woods was completed. The process involved sending teams of volunteers on a street by street walk of every tax lot in the area. They mapped dwellings, structures, and commercial buildings using assessment plat maps and selected assessor data. A report was developed documenting the information.

*May 1996*

After two months of meeting every Saturday, the Growth Committee completed work and issued recommendations. In order to ensure that all committees and sub-committees were on the same track, the first joint meeting of Growth, Zoning, and Steering Committees was held. It was well attended by most of the committee members. The membership on all three committees by this time was approximately 43 volunteers.

*June 1996*

On June 1, 1996, the **third Town Hall Meeting** was held to present the Community Vision and receive input from the community. The vision was developed by a group of volunteers who are members of the various Committees. The information from the survey, inventory data, and historical data was utilized to develop the draft vision statement.

*November 1997*

The Steering Committee completed work and provided the information to Tillamook County. At this point, the next logical step was to develop a Pacific City/Woods Community Plan, utilizing the information developed by the Steering Committee and various sub-committees.

*March - June 1999*

Tillamook County contracted TriLand Design Group, Inc. and Dispute Resolution Services to complete the previous planning efforts, and to develop the Pacific City Community Plan. Meetings were held with the Pacific City/Woods Steering Committee, Tillamook County Community Development Department, TriLand Design Group, and Dispute Resolution Services March 19, 1999 and April 9, 1999 to review and comment on the draft Community Plan and to identify unresolved conflicts.

On April 30, 1999, an Open House/Community Meeting was held where citizens were invited to review and comment on the draft Plan. A joint meeting was held with the Pacific City/Woods Steering Committee and the Pacific City Transportation Task Force on May 14, 1999 to discuss and reach consensus on the Pacific City Transportation Plan Policies. Based on the results of the Open House/Committee Meeting and joint Steering Committee and Transportation Task Force meeting, the final Pacific City/Woods Community Plan was prepared for hearings and approval by the Tillamook County Board of Commissioners.

## *Pacific City/Woods Vision Statement*

### **Introduction**

At the request of the Tillamook County Department of Community Development, the people of Pacific City - Woods have met in Steering Committee meetings, sub-committee meetings, and Town Hall meetings to develop an image of what we desire our community to be in the next 10 years. All meetings have been open to the public and attended by a good representation of new and old residents, full and part time residents, business people, retired people, senior citizens, developers and preservationists. The Steering Committee prepared and sent out a citizen survey to 1,200 property owners to gather their response and ideas about community values and important issues concerning change and growth. Over 400 people completed this four-page survey. The results were tabulated by a group of volunteers and shared with the community at a second Town Hall Meeting. The County used available tax information and took a group of volunteers on a street by street survey to inventory available buildable land. The Growth Committee used this information and survey results to come up with their recommendation for community boundaries. The Zoning and Transportation Committee addressed road widths, parking, pedestrian safety, speed limits, and the possibility of developing a community-wide bike system connecting Pacific City, Woods, and Cape Kiwanda. Since the capacity of our sewer and water facilities are a major factor in all growth decisions, members of the Sanitary and Water District served on the Steering Committee.

The results of all these meetings and gathering of information is a Vision Statement profiling our Past, Present, and Future.

### **The Past**

Before 19<sup>th</sup> Century settlers arrived in the Nestucca Valley in the 1870's, it was populated by Indian tribes from the Nestuggas, Killamooks, Clatsops, and Nehalems. They were forced from their homes in 1876, to a reservation on the Salmon River. At that time there were around 200. Somewhere between 1876 and 1880, the last tribe paddled down the Little Nestucca, into the Bay to cross the bar and heading out to sea.

From 1880 to 1926, the community equaled or exceeded many other coastal centers in population. It was a land of plenty, and promise- a land teeming with natural resources that enticed families to settle in the Nestucca Valley. It was along the Little Nestucca that early pioneers arrived, or by one of three steamers which traveled the rivers, bays, and bars from San Francisco to Astoria. Many pioneers traveled over the mountains by rough trails, with many rivers crossings without bridges. Descendants of the early settlers still live in the area. Wet weather made all routes (via Dolph, Hebo-Otis, or Cloverdale to Pacific City almost impassable. It was a two-day trip from Sheridan to Pacific City with a team and wagon. Much of what was Pacific City, was a dairy farm owned by Fred Beals. Hunting, trapping and fishing, clamming, and mink farming provided other turn of the century means of income.

Sport and Commercial salmon fishing always played a significant role here. Most commercial fishing utilized set nets in the Nestucca River. Fishing in the ocean began with 20-foot dory boats rowed out through the surf at Cape Kiwanda. The dory fleet boomed to 600 boats with the community employing five boat builders in the 1960's. Square-stern versions were replacing double-end rowing dories and Pacific City ranked in the top three ports on the Oregon Coast for commercial landing of

salmon. Hydraulic power replaced hand-operated gear and Pacific City dories were shipped to Samoa and the Pribilof Islands.

The town of Woods developed before Pacific City, offering a general store, drug store, Rebecca Lodge, sawmill, cabinet shop, photography gallery, postmaster, and two weekly newspapers. Pacific City was originally called Ocean Park and was homesteaded by Thomas Malaney, who platted the town in 1883 along the south bank of the river directly across from Woods. Malaney's family sold a number of lots, but before anyone could build, a flood covered the area in 1894. The flood resulted in moving the town to higher ground just down the river. Pacific City was becoming a thriving town which brought competition to Woods. Pacific City hosted celebrities, wrestling matches, rodeos, dances, ball games, barnstorming exhibitions, and clam and salmon bakes. Pacific City was also the site of the renowned "Brooten Baths", a spa where, for the first quarter of this century, thousands of sufferers came seeking relief from their illnesses using Kelp ore baths.

Some of these visitors decided to settle permanently in the secluded coastal town, building rows of cottages along the river front and along the town's four unpaved streets. A hand-operated ferry at Woods that carried automobiles and passengers and a boat ferry in Pacific City were the only way across the river before 1916 when a foot bridge was built. Two other bridges followed including a drawbridge for masted ships. A cannery operated at the mouth of the river.

In 1926, a statewide voter initiative closed the Nestucca River to commercial fishing. The depression of the 1930's and WWII left the areas with limited travel possibilities and only a handful of residents. The Coast Guard had a horse patrol here to warn of an enemy attack during the 1940's. Dairy farming was the only consistent mainstay in the lower Nestucca Valley.

In 1950, the airport was dedicated, dune grass was planted to stabilize the sand dunes along the shoreline, and a rock road was built to Cape Kiwanda. The first Dory Derby was held in 1959 and continues in the summer to this day. This period saw little development.

In 1965, the state highway division proposed a controversial routing of Hwy 101 through the Nestucca sand spit and over Cape Kiwanda. The fight raged with Tom McCall in favor and Bob Straub opposed. The highway division finally withdrew all alternate routes. Bob Straub Park at the south end of the beach was later named for his role helping Pacific City save its shoreline.

The Tillamook County Planning Commission held its first public hearing in 1966 on the county's new land use comprehensive plan. A year later, the State legislature deadlocked over the rights to build on Oregon's dry sand beach areas, known as the Oregon Beach Bill. A coordinate line was finally set in 1969, determining where beach property owners could build, and that line stands essentially unchanged today.

In 1973, Barney McPhillips offered all of Cape Kiwanda and the land along McPhillips Drive for sale. The McPhillips family had owned the Cape and uplands for 100 years. The State Parks Division refused to purchase the Cape because of hazards to hikers, but an appropriation from the legislature and pressure from Governor McCall forced a compromise deeding the Cape proper to the public. In 1980, an area was sold to Thousand Trails.

Portland General Electric came to the Pacific City/Woods Chamber of commerce simultaneously with the McPhillips exchange to propose construction of a nuclear power plant north of the Cape. PGE

maintained the ocean outfall would warm water on the offshore reef for improved fishing, and tax rates would decline from the multimillion-dollar investment. Local opinion was generally not supportive, and the McPhillips land agreement made the issue moot.

In the 1970's, dory fishing remained strong, land was being developed on Pacific City Heights, small farms were merging into larger dairy operations and Pacific City voters defeated an attempt at incorporation. The U.S. Air Force closed its base on Mount Hebo creating a decline in population and payroll to the area.

1980 brought a drastic reduction in salmon harvest for both recreational and commercial fishermen. The dory fleet declined to 100 regular boats. Vacation home construction continued at a modest pace, and a proposed condominium project for 50 units at the Cape failed to develop. Dune wells were replacing the surface waters of Horn Creek. Highway improvements shortened the drive to Lincoln City to only 21 minutes.

### **The Present**

The 1990's brought the prospect of accelerated growth and change from a small rural fishing and farming community to a popular summer home and tourist community. The mid-1990's have seen rapid change to the "Home of the Dory Fleet". Second homes now make up 60% of the community and property values are increasing. In 1996, several commercial and planned developments were under construction while others were in the planning stages. A motel at Cape Kiwanda began construction in 1996. The emphasis on traditional natural resource jobs in logging and fishing is slowly being replaced by service industry employment opportunities. Several historic buildings in the main commercial area of Pacific City have been renovated as small retail shops. Other new commercial structures have also been built along Brooten Road. A new library and community center have greatly expanded services to all residents.

### **The Vision**

The **Pacific City/Woods** area should continue to be a small, residential family-oriented community with a high quality of life. We envision a community which:

- values its unspoiled beaches, estuary, and river
- values friendliness, diversity, and privacy
- welcomes new residents, visitors, and new ideas, yet retains and values the contributions of longer-term residents.
- values quality educational opportunities for all levels
- preserves a quiet, uncongested environment
- offers diverse housing options
- acknowledges the needs and contributions of its senior citizens
- grows at a rate that is commensurate with the capacities of sewer and water systems
- grows deliberately (slowly, moderately) and thoughtfully, so it retains its unique characteristics, natural environment, and livability

- hopes that people with competing interests can coexist and share common goals
- works to encourage the participation of its citizens planning for its future

### **The Future**

The Pacific City/Woods area of the 21<sup>st</sup> century will have the same rural coastal atmosphere based on a long tradition of being a fishing and summer home community. Housing options range from campground, small travel trailer, old beach cabins, to newer upper-end housing and planned developments. The character is defined by the narrow roads, general lack of sidewalks, a wide variety of building setbacks, an occasionally flooded airport, and “HIGH WATER” signs. The area within the current growth boundary will be quite dense as each buildable lot is built upon. Height and building regulations will protect privacy, views and livability. The surrounding hills to the east of town will see much future growth. A bike path system will link Pacific City, Woods, and Cape Kiwanda.

Commercial development is clustered in three areas. One area is at Cape Kiwanda where tourist facilities such as restaurants, RV accommodations, motels, camping, and convenience stores are located. A large parking lot in this area operated by the County makes it convenient beach access for surf boat launching, surfing, tide pool exploration, etc. The second area is the four-way intersection in the center of town which has historically been the main commercial area. This area (including two blocks in each direction) remains much the same as it did 100 years ago providing post office, retail shops, motels, gas station, restaurants, etc. The third area north of that intersection along Brooten Road has additional commercial development interspersed with new and old houses. This area borders the river and includes a marina, bakery, grocery store, restaurants, etc. The people of Pacific City do not want to see a “strip type” commercial density connecting these three areas. Commercial development greatly increases the traffic patterns in and off roads. With the high summer use of our roads for The Three Capes Scenic Route, Thousand Trails, motels, restaurants, Sandlake recreation, and beach access, the roads are already used at capacity. People feel that most of their service needs are presently being met in the Pacific City area and bringing tourist for tourism sake does not create the livability they desired.

We need to protect, and in some cases restore, the unique natural resources and natural beauty of our area. The most distinctive natural features of our area are the Nestucca River, estuary, tide pools, beaches, dunes, and Cape Kiwanda. Pacific City will have an active group of people working with State and Federal agencies to ensure native wildlife and vegetation are here for future generations. We appreciate the dairy farming tradition, and hope to retain the dairies in our area.

Citizens need to CONTINUE to remember the community’s PAST, evaluate its PRESENT, and plan for its FUTURE.

## *Pacific City/Woods Community Findings*

1. The Pacific City/Woods Community Growth Boundary is generally defined by the Pacific Ocean to the west, Cape Kiwanda and Woods to the north, Brooten Mountain to the east, and Nestucca Bay to the south.
2. The Pacific City/Woods community includes eight zoning classifications including a park zone, four residential zones, two commercial zones, and an airpark zone. The Pacific City/Woods Low Density Residential Zone (PCW-R1) allows single family dwellings as an outright use and two-family dwellings as a conditional use. The Pacific City/Woods Medium Density Residential Zone (PCW-R2) allows one and two family dwellings as outright uses, and three and four units dwellings as a conditional use. The Pacific City/Woods High Density Residential Zone (PCW-R3) allows one to four unit dwellings as outright uses, and higher densities as a conditional use.
3. Approximately 60% of development in Pacific City/Woods consists of second homes.
4. As of March, 1996, Pacific City/Woods contained 624.58 acres of residential zoned land, including 1,487 tax lots, and 854 existing residential dwellings. There were 573 lots without dwellings, an estimate of 2,352 additional lots possible, for a total of 2,925 additional dwellings possible.
5. Pacific City/Woods is primarily a one-family residential community, with a sufficient number of commercial uses and public facilities to qualify as an “urban unincorporated community” with respect to the requirements of the Unincorporated Communities Rule. Commercial development is clustered in three areas. One area is at Cape Kiwanda where tourist facilities such as restaurants, RV accommodations, motels, camping, and convenience stores are located. The second area is the four-way intersection in the center of town which has historically been the main commercial area. This area includes a post office, retail shops, motels, gas station, restaurants, etc. The third area is located on north Brooten Road and has additional commercial development interspersed with new and old houses. This area borders the river and includes a marina, bakery, grocery store, restaurants, etc.
6. Pacific City/Woods has averaged 24 new dwellings per year over the last four years (94-98), an annual growth rate of about 2½%. This growth rate is on par with other coastal communities and is about twice Tillamook County’s average annual growth rate over the same period.
7. A majority of the area within the Pacific City/Woods Community Growth Boundary (CGB) is serviced by the Pacific City Joint Water – Sewer Authority (JWSA). JWSA has developed both a water plan and sewer plan. Both plans assure the County that JWSA has the ability to serve the entire CGB area with water and sewer service in accordance with the requirements of OAR 660-22-030 (8) (13).
8. The Pacific City/Woods community planning effort that began in April of 1995 provided a very clear sense of the uses and densities that are preferred by a substantial majority of the community citizens. These opinions were obtained by members of the Steering Committee and sub-committees, results of the Pacific City questionnaire that was mailed to every property owner, and Town Hall meetings that were held in the community.

## ***Pacific City/Woods Community Policies***

Over time, Pacific City/Woods has evolved and grown while attempting to maintain its rural coastal atmosphere. In order to protect this ambience and to achieve the Pacific City/Woods Community Vision, growth shall be managed in accord with the following policies and applicable land use regulations.

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

- 1.1 Pacific City/Woods shall be designated as an Urban Unincorporated Community.
- 1.2 Every effort shall be made to preserve the rural coastal atmosphere and the natural resources of Pacific City/Woods for the benefit of residents, visitors, and future generations.

### ***Policy 2. Community Growth***

- 2.1 The community growth boundary (CGB) will be expanded at the time of the 1999 adoption of the community plan to include the 33.20-acre Tillamook County park property (Tax Map 4S 11 13D, Tax Lot 100) and the 6.21-acre BLM property (Tax Map 4S 1D 19, Tax Lots 300 and 301). These Tax Lots will not be developed to accommodate additional growth. Both parcels are an integral part of the community therefore it is appropriate for the parcels to be within the CGB. The 33.20 acre parcel will be park, and the BLM property will be used for future expansion of the sewer treatment facility.
- 2.2 No other CGB expansion will occur at this time. The Vacant Lands Inventory indicates there is enough vacant land to accommodate future growth over the next ten years.
- 2.3 If expansion of the CGB is considered in the future, the Pacific City/Woods Citizen Planning Advisory Committee (CPAC) will first consider the Brooten Mountain Reserve.

### ***Policy 3. Transportation***

The 1998-1999 Pacific City/Woods Transportation Plan identifies the following transportation policies.

- 3.1 Create an interconnected bicycle/pedestrian system throughout Pacific City/Woods.
- 3.2 Create a system of bicycle/pedestrian loops.
- 3.3 Provide bicycle and pedestrian facilities on major roads.
- 3.4 Create off-road bicycle/pedestrian facilities that connect destinations and provide for recreational users, i.e. bicyclists, walkers and runners.
- 3.5 Ensure collector road intersections are safe and have adequate travel lane, bicycle and pedestrian facilities to accommodate traffic.

- 3.6 Collector streets should remain as two-lane roads with center left-turn lanes and right-deceleration lanes where necessary to accommodate traffic flow. Collector streets should include bicycle and pedestrian facilities.
- 3.7 Local streets should be limited to no more than two travel lanes with minimal right-of-way necessary to accommodate safe and adequate facilities. To maintain the existing character of the community, the use of curbs on a piecemeal basis shall be discouraged. However, nothing in this policy is intended to discourage neighborhood developments from using curbs. Storm drainage facilities should be wider and shallower rather than narrow, deep ditches.
- 3.8 Ensure adequate Dory boat beach access, parking, and safe pedestrian beach access.
- 3.9 Ensure adequate downtown parking, access, and pedestrian facilities are provided.
- 3.10 Maintain and improve parking and circulation at boat launch facilities.
- 3.11 Encourage traffic speed enforcement and traffic calming improvements, particularly at the community entrances (gateways).
- 3.12 Maintain and improve streets.
- 3.13 Ensure adequate sight distances are provided on streets.
- 3.14 Preserve public land and access to amenities and where better connectivity can occur.
- 3.15 Improve public transportation to Tillamook, Lincoln City, Portland, and Salem.
- 3.16 Establish a community shuttle system to transport people and goods throughout Pacific City/Woods.
- 3.17 An airport in Pacific City is a unique asset that needs to be preserved.
- 3.18 Establish and post/distribute a tsunami warning system, routing, and awareness plan.
- 3.19 Ensure streets and pathways have and maintain a pleasing appearance.
- 3.20 Ensure that future development has adequate and safe transportation connections without adversely effecting established developed areas.
- 3.21 Encourage the preparation of a community-wide storm drainage master plan.
- 3.22 Encourage utilities to be placed underground.

***Policy 4. Public Facilities***

- 4.1 The community recognizes and supports the Pacific City Joint Water – Sewer Authority (JWSA) developed Water System Master Plan and Sanitary Capital Improvement Plan. Both

plans assure the County that JWSA has the ability to serve the entire CGB area with water and sewer service in accordance with the requirements of OAR 660-22-030 (8) (13).

- 4.2 The County and PCJWSA shall work collaboratively to assure that water and sewer service is available when development occurs.
- 4.3 The Pacific City Joint Water – Sanitary Authority shall work with Tillamook County to update, when necessary, the Cooperative Planning Agreement with Tillamook County, consistent with the Pacific City / Woods Community Plan.
- 4.4 Confirmation of water availability from the Pacific City Joint Water – Sanitary Authority, or evidence of an alternative functioning domestic water supply, shall be required prior to development, partition plat or subdivision plat approval.
- 4.5 Confirmation of availability of connection to the sewer system from the Pacific City Joint Water – Sanitary Authority if within the sanitary district, or an approval for on-site sanitation disposal, if outside the sanitary district, shall be required prior to development, partition plat or subdivision plat approval. In some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone.
- 4.6 Provision of sewer service shall be consistent with the policies of the Tillamook County Comprehensive Plan, particularly Policy 3.5 of the Goal 11 Element. Sewer service shall not be extended beyond Pacific City / Woods Community Growth Boundary (CGB) except in limited situations where there are no alternative means to address health and water quality problems resulting from the failure of existing systems. Any such extension must be consistent with Department of Environmental Quality regulations. In such cases, sewer expansion shall be limited to connections in the specific area of concern.

***Policy 5. Housing***

- 5.1 Encourage diversity in housing.
- 5.2 Promote housing opportunities that are affordable for those living and working in Pacific City/Woods.
- 5.3 Planning and building regulations shall assure livability to the extent possible including setbacks and height restrictions that protect views and privacy.

***Policy 6. Public Involvement***

- 6.1 The County will refer all applications that require public notice affecting the community, including street vacations, to the Pacific City/Woods Citizen Planning Advisory Committee (CPAC) for review and input. Responses must take into account the legal time constraints imposed upon land use decisions.
- 6.2 The CPAC will provide for and foster greater communication between the Board of County Commissioners, the Planning Commission, and the citizens within the Pacific City/Woods

community. The CPAC can represent effectively local needs and concerns to County decision-makers, and members can help explain complex planning issues to the public

- 6.3 The CPAC shall communicate and coordinate its activities with the Pacific City Water – Sewer Authority (JWSA), Nestucca Rural Protection Fire District, Nestucca Valley School District, civic organizations and other local interests as necessary to facilitate effective citizen participation in the County’s land use planning process.
- 6.4 The CPAC will help the County fulfill its legal obligation under Statewide Planning Goal 1: “to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process, as well as the coordination and citizen involvement requirements of the State Unincorporated Communities Rule (OAR 660-22-060).

## *Pacific City/Woods Zones*

### **SECTION 3.330 PACIFIC CITY/WOODS PARK (PCW-P) ZONE**

- (1) **PURPOSE**: The purpose of the PCW-P is to regulate development and other activities in a manner that conserves, protects, and where appropriate, restores the natural resources, benefits, and values of open areas for the good of the community.
- (2) **USES PERMITTED OUTRIGHT**: In the PCW-P zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) Congregation and assembly for public events.
  - (b) Public water and sanitary sewer pump stations, water storage, and wastewater treatment plants.
  - (c) Displays and signage for natural resource and heritage education.
  - (d) Public restrooms.
  - (g) Public footpaths and bike trails.
  - (h) Swimming, volleyball, or other similar recreational uses.
  - (i) Weather shelters.
  - (j) Parking facilities necessary to serve park uses.
  - (k) Special event uses, such as Dory Days, which may include overnight parking and storage of equipment accessory to the event if authorized by a temporary use permit.
- (3) **USES PERMITTED CONDITIONALLY**: In the PCW-P zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance.
  - (a) Utility substations and power transmission lines.
  - (b) Towers for communication or structures having similar impact.
  - (c) Parking lots.
  - (d) Overnight dory parking.
  - (e) Campgrounds.
  - (f) Buildings and kiosks for informational purposes.

- (e) Temporary mobile kitchen units for public events.
- (4) **STANDARDS:** Land divisions and development in the PCW-P zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) Structures shall be limited to one-story.
  - (b) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
    - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
    - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
    - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
      - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
      - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

**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 3.331: PACIFIC CITY/WOODS RURAL RESIDENTIAL ZONE (PCW-RR)**

- (1) **PURPOSE:** The purpose of the PCW-RR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.
- (2) **USES PERMITTED OUTRIGHT:** In the RR 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) Mobile or Manufactured Home.
  - (c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Farm uses, including aquaculture.
  - (f) Forest uses.
  - (g) Roadside stands for produce grown on the premises.
  - (h) Signs, subject to Section 4.020.
  - (i) Electrical distribution lines.
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
  - (a) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to RR/PD zoned property located within a community growth boundary.
  - (b) Two-family dwelling.
  - (c) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.

- (d) Cottage industries.
- (e) Recreational vehicle where not allowed outright by Section 5.130.
- (f) A temporary real estate sales office.
- (g) Churches and schools.
- (h) Accessory structures or accessory uses without an on-site primary structure.
- (i) Nonprofit community meeting buildings.
- (j) Cemeteries.
- (k) Fire or ambulance stations.
- (l) Swimming, tennis, racquetball and similar facilities.
- (m) Golf course and associated facilities.
- (n) Animal hospital, kennel, or other animal boarding service.
- (o) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (p) Public utility facilities, including substations and transmission lines.
- (q) Temporary mobile kitchen units.
- (r) Mobile or Manufactured Home park.
- (s) Foster family homes accommodating six or more children or adults.
- (t) Bed and breakfast enterprise.
- (u) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.
- (v) 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.
- (w) Home occupations according to the provisions of Section 4.140 of this Ordinance.

- (4) STANDARDS: Land divisions and development in the PCW-RR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 square feet.
  - (b) The minimum lot width and depth shall both be 100 feet.
  - (c) The minimum front yard shall be 20 feet.
  - (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
  - (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
  - (f) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
  - (g) Livestock can be located closer than 100 feet to a nonfarm residential building on an adjacent lot only if one of the following conditions are met:
    - 1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
    - 2. The property has been taxed at the farm use rate during three of the past five years.
    - 3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.
  - (h) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential uses; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.
  - (i) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
    - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

- (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
  - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
  - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (j) 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 or representative thereof and recorded with the Tillamook County Clerk.

**SECTION 3.332: PACIFIC CITY/WOODS LOW DENSITY RESIDENTIAL ZONE (PCW-R1)**

- (1) **PURPOSE:** The purpose of the PCW-R1 zone is to designate areas for low-density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service, and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.
  
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-R1 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) Farm and forest uses.
  - (c) Home occupations according to the provisions of Section 4.140 of this ordinance. . Home occupation signs shall be unlighted and limited to 2 square feet.
  - (d) Public and private park and recreation areas.
  - (e) Public utility lines and sewer and water pumping stations.
  - (f) Mobile home or recreational vehicle used during the construction of an approved use.
  - (g) Signs subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a church.
  - (h) Manufactured home subject to Section 5.160.
  
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-R1 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) Planned Development subject to Section 3.080, or Mixed Use Developments subject to Section 4.130.
  - (c) Churches or schools.
  - (d) Nonprofit community meeting buildings and associated facilities.
  - (e) Utility substations and power transmission lines.
  - (f) A temporary real estate sales office.
  - (g) Police, fire and ambulance stations.

- (h) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (i) Accessory structures or uses without an on-site primary structure.
  - (j) Foster family homes accommodating six or more children or adults.
  - (k) Bed and breakfast enterprises.
  - (l) Temporary placement of a mobile home or recreational vehicle to be used because of Health Hardship subject to Section 6.050.
  - (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.
  - (n) Home occupations according to the provisions of Section 4.140 of this ordinance. Home occupation signs shall be unlighted and limited to 2 square feet.
  - (o) Signs exceeding size allowed in Section 3.332 (2)(g), subject to Section 4.020.
- (4) **STANDARDS:** Land divisions and development in the PCW-R1 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, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.
  - (b) Small existing lots of less than 7,500 square feet will be allowed to be built upon consistent with all applicable regulations. Small lot coverage standards consistent with the resolution of the “small lots” issue reflected in the Tillamook County Land Use Ordinance Section 5.100, shall be met.
  - (c) The minimum lot width shall be 60 feet.
  - (d) The minimum lot depth shall be 75 feet.
  - (e) The minimum front yard shall be 20 feet.
  - (f) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
  - (g) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.

- (h) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (i) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.
- (j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
  - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
  - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
  - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
    - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
    - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (k) 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 or representative thereof and recorded with the Tillamook County Clerk.

**SECTION 3.333: PACIFIC CITY/WOODS MEDIUM DENSITY RESIDENTIAL ZONE (PCW-R2)**

- (1) **PURPOSE:** The purpose of the PCW-R2 zone is to designate areas for medium-density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.
  
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-R2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
  - (a) One or two-family dwelling.
  - (b) Farm and forest uses.
  - (c) Public and private park and recreation uses.
  - (d) Home occupations subject to provisions of Section 4.140. Home occupation signs shall be unlighted and limited to 2 square feet.
  - (e) Public utility lines, water and sewage pump stations.
  - (f) Mobile home or recreational vehicle used during the construction of a use for which a building permit has been issued.
  - (e) Manufactured home subject to Section 5.160.
  - (g) Signs subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a church.
  
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-R2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this Ordinance.
  - (a) Three or four-family dwelling.
  - (b) Planned Development subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single-family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
  - (c) Churches, schools, or colleges.
  - (e) Nonprofit community meeting buildings and associated facilities.
  - (f) Utility substation and power transmission lines.

- (g) A temporary real estate sales office.
  - (h) Accessory structures and accessory uses without an on-site primary use.
  - (i) Police, fire and ambulance stations.
  - (j) Towers for communications, wind energy conversion systems or structures having similar impacts.
  - (k) Water supply and treatment facilities.
  - (l) Cottage industries. A sign shall not exceed 16 square feet identifying a cottage industry.
  - (m) Foster family homes accommodating six or more children or adults.
  - (n) Bed and Breakfast enterprises.
  - (o) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
  - (p) Golf courses.
  - (q) Mobile Home Park.
  - (r) 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.
  - (s) Home occupations subject to provisions of Section 4.140. Home occupation signs will be unlighted and limited to 2 square feet.
  - (t) Signs exceeding size allowed in Section 3.333 (2) (g), subject to Section 4.020 .
- (4) **STANDARDS:** Land divisions and development in the PCW-R2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single-family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single-family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.
  - (b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 60 feet.

- (c) The minimum lot depth shall be 75 feet.
- (d) The minimum front yard shall be 20 feet.
- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.
- (g) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (h) Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.
- (j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
  - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
  - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
  - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
    - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
    - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (k) 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 or representative thereof and recorded with the Tillamook County Clerk.

**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 3.334: PACIFIC CITY/WOODS HIGH DENSITY RESIDENTIAL ZONE (PCW-R3)**

- (1) **PURPOSE:** The purpose of the PCW-R3 zone is to designate areas for a medium- to high-density mix of dwelling types and other, compatible, uses. The PCW-R3 zone is intended for densely-developed areas or areas that are suitable for high-density urban development because of level topography and the absence of hazards, and because public facilities and services can accommodate a high level of use.
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-R3 zone, the following uses and their accessory uses are permitted outright, and are subject to all applicable supplementary regulations contained in this ordinance.
  - (a) One, two, three, or four-family dwelling, including townhouses, rowhouses, and condominiums.
  - (b) Mobile home subject to Section 5.160.
  - (c) Farm and forest uses.
  - (d) Home occupations subject to provisions of Section 4.140. Home occupation signs shall be unlighted and limited to 2 square feet.
  - (e) Public and private park and recreation areas.
  - (f) Utility lines necessary for public service, water and sewage pump stations.
  - (g) A mobile home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (h) Bed and Breakfast enterprise.
  - (i) Signs subject to Section 4.020 except a sign shall not exceed 32 square feet identifying a multi-family dwelling or motel in the R-3 zone and a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a church.
  - (j) Manufactured home subject to Section 5.160.
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-R3 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) Mobile home not subject to Section 5.160, and mobile home parks.
  - (b) Multifamily dwellings exceeding 4 units, including townhouses, row houses and condominiums and apartments. A sign shall not exceed 32 square feet identifying a multi-family dwelling or motel in the R-3 zone.

- (c) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
- (d) Motels and hotels, limited to 100 units. Motels and hotels may include eating and drinking establishments.
- (e) Churches or schools.
- (f) Nonprofit community meeting buildings and associated facilities.
- (g) Accessory structures or uses without an on-site primary use.
- (h) Swimming, tennis, racquetball or other similar facilities.
- (i) Utility substation and power transmission lines.
- (j) Hospitals, sanitariums, rest homes, or nursing homes and assisted living.
- (k) Fire, police, or ambulance stations.
- (l) Towers for communications, wind energy conversion systems or structures having similar impacts.
- (m) Water supply and treatment facilities.
- (n) Temporary mobile kitchen units.
- (o) Cottage industries. A sign shall not exceed 16 square feet identifying a cottage industry.
- (p) A temporary real estate sales office.
- (q) Mobile Home Park and recreational campground.
- (r) Foster family home accommodating six or more children or adults.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
- (t) 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.
- (u) Home occupations subject to provisions of Section 4.140. Home occupation signs shall be unlighted and limited to 2 square feet.

- (v) Signs exceeding size requirements in Section 3.334 (2)(i), subject to Section 4.020.
- (4) **STANDARDS:** Land divisions and development in the R-3 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single family dwelling. Each additional dwelling unit shall require 2000 square feet additional area. For multifamily structures with separately owned units with common walls, area requirements shall apply to the gross lot area and not to individual lots.
  - (b) The minimum lot width shall be 50 feet, except on a corner lot it shall be 60 feet.
  - (c) The minimum lot depth shall be 75 feet.
  - (d) The minimum front yard shall be 15 feet.
  - (e) The minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 15 feet.
  - (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.
  - (g) The maximum building height shall be 35 feet, except the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
  - (h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.
  - (i) Lot size and yard setback standards shall apply to motels or hotels in the PCW-R3 zone.
  - (j) For multifamily structures with separately owned dwelling units with common walls, yard setbacks shall apply to the entire structures only.
  - (j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
    - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
    - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a

structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

- (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
  - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
  - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
  
- (k) 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 or representative thereof and recorded with the Tillamook County Clerk.

**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 3.335 PACIFIC CITY/WOODS AIRPARK (PCW-AP) ZONE**

- (1) **PURPOSE:** The purpose of the PCW-AP zone is to support and encourage the continued operation and vitality of the Pacific City airport and to designate areas for uses including residential homes, aircraft hangars and aircraft related businesses, while promoting safety in the airport area. Land that is suitable for the PCW-AP zone is contiguous to the Pacific City Airport. It is acknowledged that the airport has adverse impacts to the surrounding area, i.e. noise and prop-wash, however, the community desires that the airport be maintained.
  
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-AP zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) One or two-family dwelling.
  - (b) Aircraft hangars.
  - (c) Aircraft fueling facilities.
  - (d) Landing strip and taxiways.
  - (e) Commercial or retail establishments only if dependent upon or related to aircraft and related components. Shall meet standards in Section 3.337 (4)(a) or (b).
  - (f) Aircraft navigational aids.
  - (g) Home offices or occupations according to the provisions of Section 4.140 of this ordinance. Home occupation signs shall be unlighted and limited to 2 square feet.
  - (h) Bed and breakfast enterprises.
  - (i) Signs, subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use.
  - (j) Public park and recreation uses.
  
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-AP 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) Planned Development subject to Section 3.080, which may include a temporary real estate office.
  - (b) Cottage industries.
  - (c) Foster family homes accommodating six or less children or adults.

- (4) **STANDARDS:** Land divisions and development in the PCW-AP zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) For a single family dwelling, the minimum size for lots shall be 5,000 square feet. A two-family dwelling shall require 2,500 square feet additional area.
  - (b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.
  - (c) The minimum lot depth shall be 75 feet.
  - (d) The minimum front yard shall be 20 feet.
  - (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
  - (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.
  - (g) The maximum building height shall be in conformance with the Pacific City Airport Overlay. A survey shall be submitted with a building permit application to determine compliance with Section 3.210 Pacific City Airport Obstruction Overlay Zone (PAO) maximum building height requirements. Maximum building height shall be 35 feet unless the Airport Overlay Zone requires lesser height.
  - (h) All uses shall meet off-street parking requirements as provided in Section 4.030.
  - (j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
    - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
    - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
    - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
      - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

- (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

**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 3.337: PACIFIC CITY/WOODS NEIGHBORHOOD COMMERCIAL ZONE (PCW-C1)**

- (1) **PURPOSE:** The purpose of the PCW-C1 zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the PCW-C1 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 PCW-C1 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; and
  - (e) Has sufficient land area to accommodate off-street parking.
  
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-C1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) General retail trade establishments such as grocery stores, drug stores, or hardware stores, provided that such establishments do not require over 25 parking spaces.
  - (b) Repair and maintenance services for the type of goods to be found in the above permitted retail trade establishments, provided that such services are performed either off-site or entirely within an enclosed building.
  - (c) Personal and business services such as barbers, tailors, printing shops, funeral homes, and laundry and dry cleaning services.
  - (d) Business, government, professional, and medical offices, financial institutions, and libraries.
  - (e) Eating and drinking establishments, excluding drive-in or fast food restaurants.
  - (f) A single-family residential structure for the owner of an active business located on the same lot or parcel.
  - (g) Mobile homes or recreational vehicles used during the construction of a use for which a building or placement permit has been issued.
  - (h) Swimming, tennis, racquetball, or other similar facilities.
  - (i) Signs, subject to Section 4.020.

- (j) Dwelling unit or units accessory to an active commercial use, located above the first story.
  - (k) Bed and breakfast enterprises.
  - (l) Public park and recreation uses.
  - (m) Miniature Golf Course.
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-C1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance:
- (a) General retail trade establishments such as grocery stores, drug stores, and hardware stores, that require over 25 parking spaces.
  - (b) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, fast food restaurants, and car washes.
  - (c) Sales and service activities requiring a large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery and marine craft; the storage of construction, plumbing, heating, paving, electrical and painting materials; and parking for trucks as part of a construction or shipping operation.
  - (d) Warehousing, including mini-storage.
  - (e) Shopping centers.
  - (f) Animal hospitals, kennels or other animal boarding facilities.
  - (g) Lodges, clubs, or meeting facilities for private organizations.
  - (h) Motels, hotels, and cabin camps not exceeding 100 units.
  - (I) Commercial amusement or entertainment establishments.
  - (j) Temporary mobile kitchen units.
  - (k) Light industries.
  - (l) Multifamily dwellings exceeding 4 units, including townhouses, row houses and condominiums and apartments.
  - (m) Mobile homes or recreational vehicles.
  - (n) Churches or schools.
  - (o) Community meeting buildings and associated facilities.

- (p) Hospitals, sanitariums, rest homes, and nursing homes.
  - (q) Fire and ambulance stations.
  - (r) Utility substations and power transmission lines.
  - (s) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (t) Water supply and treatment facilities, and sewage treatment plants and pump facilities.
  - (u) Mobile home parks or recreational vehicle parks.
  - (v) Foster family homes accommodating six or more children or adults.
  - (w) Planned development subject to section 3.08.
  - (x) Recreational campgrounds.
  - (y) Off-site advertising sign.
  - (z) 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.
  - (aa) Commercial Uses allowed in this zone exceeding 8000 square feet according to provisions of Section 3.337(4)(b).
- (4) **STANDARDS:** Land divisions and development in the PCW-C1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) A Commercial Use allowed in this zone shall not exceed 8000 square feet of floor space whether occurring in a single building or multiple buildings, except as provided for in (4)(b).
  - (b) A Commercial Use allowed in this zone exceeding 8000 square feet as defined in (4)(a) can be authorized through a Conditional Use, under the provisions of Article VI. In addition to the Conditional Use criteria of Article VI, the following review criteria shall apply:
    - (1) The use is intended to serve the community and surrounding rural area; or
    - (2) The use is intended to serve the travel needs of people passing through the area.
  - (c) Motels and hotels are exempt from the 8000 square-foot limit, but are limited to 100 units.

- (d) An Industrial Use allowed in this zone (including light industries, storage of industrial equipment, warehousing, rural industries, some cottage industries) shall not exceed 20,000 square feet in a single or multiple buildings.
- (e) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the PCW-R3 zone. In the PCW-C1 zone, motels, hotels and cabin camps shall be considered a commercial use.
- (f) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.
- (g) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).
- (h) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
- (i) All uses shall meet off-street parking requirements as provided in Section 4.030.
- (j) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (k) The maximum building height shall be 35 feet, except on ocean or bay front lots, it shall be 24 feet. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (l) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
  - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
  - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
  - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

- (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
  - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (m) 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 or representative thereof and recorded with the Tillamook County Clerk.

**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 3.338: PACIFIC CITY/WOODS COMMUNITY COMMERCIAL ZONE (PCW-C2)**

- (1) **PURPOSE:** The purpose of the PCW-C2 zone is to designate areas for high intensity commercial and some light industrial activities. The zone is intended to accommodate all commercial needs of nearby communities, surrounding rural areas, and visitors. Land that is suitable for the PCW-C1 zone is suitable for the PCW-C2 zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.
- (2) **USES PERMITTED OUTRIGHT:** In the PCW-C2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.
  - (a) General and specialty retail trade establishments.
  - (b) Personal and business services such as barbers, tailors, printers, funeral homes, shoe repair shops, upholsterers, and cleaners.
  - (c) Business, government, professional, and medical offices; financial institutions; and libraries.
  - (d) Animal hospitals, kennels and similar animal boarding facilities.
  - (e) Retail establishments requiring drive-in facilities such as gas stations, bank drive-up windows, and fast food restaurants.
  - (f) Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical, and painting materials; and parking for trucks as part of a construction or shipping operation.
  - (g) Shopping centers.
  - (h) Warehousing, including mini-storage.
  - (i) Eating and drinking establishments.
  - (j) Lodges, clubs, or meeting facilities for private organizations.
  - (k) Motels, hotels, and cabin camps not exceeding 100 units.
  - (l) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.
  - (m) Mobile or manufactured home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (n) Community meeting buildings and associated facilities.

- (o) Schools.
  - (p) Water supply and treatment facilities.
  - (r) Off-site advertising signs.
  - (s) Dwelling units accessory to an active commercial use, when located above the first story.
  - (t) Bed and breakfast enterprises.
  - (u) Swimming facilities.
  - (v) Public park and recreation uses.
- (3) **USES PERMITTED CONDITIONALLY:** In the PCW-C2 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) One or two-family dwelling not associated with an active business.
  - (b) Light industries.
  - (c) Multifamily dwellings, including townhouses, and condominiums.
  - (d) Mobile home or recreational vehicle.
  - (e) Hospitals, sanitariums, rest homes, and nursing homes.
  - (f) Fire and ambulance stations.
  - (g) Utility substations and power transmission lines.
  - (h) Towers for communications, wind energy conversion systems, or structures having similar impacts.
  - (i) Commercial amusement or entertainment establishments.
  - (j) Sewage treatment plants.
  - (k) Recreational campground.
  - (l) Foster family home accommodating six or more children or adults.
  - (m) Temporary mobile kitchen units.
  - (n) Mixed Use Developments subject to Section 4.130.

- (o) Mobile/Manufactured Home Park.
  - (p) 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.
  - (q) Car wash.
  - (r) Commercial Uses allowed in this zone exceeding 8000 square feet according to provisions of Section 3.338 (4)(b).
- (4) STANDARDS: Land divisions and development in the C-2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) A Commercial Use allowed in this zone shall not exceed 8000 square feet of floor space whether occurring in a single building or multiple buildings, except as provided for in (4)(b).
  - (b) A Commercial Use allowed in this zone exceeding 8000 square feet as defined in (4)(a) can be authorized through a Conditional Use, under the provisions of Article VI. In addition to the Conditional Use criteria of Article VI, the following review criteria shall apply:
    - (1) The use is intended to serve the community and surrounding rural area; or
    - (2) The use is intended to serve the travel needs of people passing through the area.
  - (c) Motels and hotels are exempt from the 8000 square-foot limit, but are limited to 100 units.
  - (d) An Industrial Use allowed in this zone (including light industries, storage of industrial equipment, warehousing, rural industries, some cottage industries) shall not exceed 20,000 square feet in a single or multiple buildings.
  - (e) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the PCW-R3 zone. In the PCW-C1 zone, motels, hotels and cabin camps shall be considered a commercial use.
  - (f) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

- (g) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).
- (h) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
- (i) All uses shall meet off-street parking requirements as provided in Section 4.030.
- (j) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (k) The maximum building height shall be 35 feet, except on ocean or bay front lots, it shall be 24 feet. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (l) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
  - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
  - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
  - (3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
    - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
    - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (m) 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 or representative thereof and recorded with the Tillamook County Clerk.

**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.**

*Pacific City Comprehensive Plan/Zoning Map*