

Tillamook County

Following are pages that show all plan amendments adopted by the county and the cities in the county and submitted to DLCD since January of 1987. The list shows the county amendments first and then the cities alphabetically. Within a jurisdiction the amendments are sorted by adoption date with the older ones first. Page numbering returns to page 1 with each city.

For each amendment the first line includes the name of the jurisdiction, local file number, DLCD file number, local adoption date and any LUBA case number for those amendments that were appealed to LUBA. We have not provided information on LUBA decisions, but provide the case number to indicate that the amendment was appealed.

Below the amendment identification information are descriptions labeled "Proposed Desc." and "Adopted Desc." The Proposed Description is a more complete description of the amendment as it was proposed amendment and submitted to DLCD . This is the description that accompanied DLCD's Proposed Notice of Amendments. The adopted amendment description is a more limited description or is missing. Both descriptions are provided because not all amendments went through the department's proposed amendment process and to note changes to a proposed amendment prior to adoption.

Fonts are not consistent in the document. These are an artifact of the input process and do not affect the data content. No doubt you will discover some errors in this database. The data has been converted from one database program to another and includes more than 12,000 records in both the proposed and adopted plan amendment databases.

The department provides this general information to assist local governments and others in determining when local land use changes were made. It is our best effort at identifying adopted amendments but should always be verified with the appropriate local government before proceeding.

Please let your regional representative know if we can be of any additional assistance with respect to this data.

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA-87-2(33)	002-87A	5/6/1987	
Proposed Desc.	See <PA>PA.TRACKSHEET.3 for more information				
Adopted Desc.	LAND USE ORDINANCE AMENDMENT				
	Tillamook County	ZC-87-2	005-87A	6/3/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from: 1) LM (Light Industrial) to F-1 (Farm) on approximately 2.3 acres; and (2) from F-1 to LM for approximately 4.8 acres located on Hallstrom Road. The next affect would be an increase in the area designated LM from 3.7 acres to 6.2 acres. The applicants propose expansion of an adjacent manufacturing plant onto the site.				
Adopted Desc.	AMENDMENTS TO COMP PLAN ORD. NO. 32 & AND LAND USE ORDINANCE NO. 33. THIS AMENDMENT REZONED 4.8 ACRES FROM AG IN IND AND 2.3 ACRES FROM IND TO AG. INCLUDES AN EXCEPTION.				
	Tillamook County	N/A	007-87A	6/17/1987	
Proposed Desc.	Amend the county's urban growth boundary area joint management agreement.				
Adopted Desc.	AMEND COUNTY'S UGB AREA JOINT MANAGEMENT AGREEMENT WITH ROCKAWAY BEACH				
	Tillamook County	OA-87-3(22)	006-87A	6/17/1987	
Proposed Desc.	Amend the county's urban growth boundary area joint management agreement.				
Adopted Desc.	AMEND THE COUNTY'S UGB AREA JOINT MANAGEMENT AGREEMENT WITH BAY CITY				
	Tillamook County	OA-87-5(31)	008-87A	7/15/1987	
Proposed Desc.	Amend the zoning ordinance to permit non-profit conference centers in the City of Rockaway Beach's R-1 zone. Amend the zoning ordinance to add standards for non-profit conference centers approved as conditional uses.				
Adopted Desc.	AMEND THE ZONING ORDINANCE TO ALLOW NON-PROFIT CONFERENCE CENTERS IN THE ROCKAWAY BEACH R-1 ZONE.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA-87-6(32)	009-87A	7/22/1987	
Proposed Desc.	Amend the comprehensive plan to modify an exception to Goal 18 Implementation requirement 2 for an additional lot in Pacific City.				
Adopted Desc.	MODIFY AN EXCEPTION TO GOAL 18 IMPLEMENTATION REQUIREMENT 2 FOR AN ADDITIONAL LOT IN PACIFIC CITY.				
	Tillamook County	OA-87-7 (32)	010-87A	9/30/1987	
Proposed Desc.	Amend the comprehensive plan description of coastal shorelands boundary.				
Adopted Desc.	DESCRIBES COASTAL SHORE LAND BOUNDARIES.				
	Tillamook County	ZC-87-4	012-87B	10/21/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from RM (Recreation Management) and RM-SH (Recreation Management with Shorelands Overlay) to RR (Rural Residential) and RR-SH (Rural Residential with Shorelands Overlay) for approximately 88 acres located north of Thousand Trails Campground and south of Tierra del Mar.				
Adopted Desc.	GOAL 4 EXCEPTION				
	Tillamook County	OA-87-8(25)	013-87B	11/11/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	FLOOPLAIN REGULATIONS FOR THE CITY OF WHEELER				
	Tillamook County	OA-87-11(25)	014-87B	2/3/1988	
Proposed Desc.	Amend the zoning ordinance to permit Recreational Vehicle Parks in R-2 and GC zones and amend Recreational Vehicle Park standards.				
Adopted Desc.	ZONING ORDINANCE (CITY OF WHEELER) TO PERMIT RV PARKS IN R-2 AND GC ZONES AND TO AMEND RV PARK STANDARDS.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC-88-01	002-88	5/18/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Small Farm and Woodlot 20 (SFW-20) to Small Farm and Woodlot 10 (SFW-10) for 78 acres located 2 miles north of Neskowin, east and adjacent to Viking Estates.				
Adopted Desc.	INCLUDES AN EXCEPTION.				
	Tillamook County	ZC-88-2	001-88	5/18/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Residential (R-1) to Commercial (C-2) for approximately 1 acre located in the community of Cloverdale.				
Adopted Desc.					
	Tillamook County	ZC-88-05	005-88	6/8/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Rural Residential-Planned Development (RR-PD) to Rural Residential (RR) for approximately 100 acres located north of and adjacent to Alderbrook Subdivision, northeast of Bay City.				
Adopted Desc.	TO REMOVE PLANNED DEVELOPMENT REQUIREMENTS ON A PARCEL.				
	Tillamook County	OA 88-03(33)	007-88	6/22/1988	
Proposed Desc.	Amend the comprehensive plan and zoning to permit construction of a bridge approach fill in EC1 (Estuary Conservation 1), DMD1 (Dredged Material Disposal) and MIT1 (Mitigation Sites); relocation of Hobson Creek in DMD1. This proposal includes an exception to Goals 16 and 17.				
Adopted Desc.	EXCEPTIONS TO GOALS 16 AND 17 TO PERMIT THE CONSTRUCTION OF A BRIDGE APPROACH FILL IN EC1, DMD1 AND MIT1 ZONES AND THE RECOLATION OF HOBSON CREEK IN A DMD1 ZONE.				
	Tillamook County	ZC-88-6	006-88	6/29/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2-Nm (Medium Density Residential) to RT-Nm (Residential Trailer) for 14.03 acres located in the Bayside Gardens area between Manzanita and Nehalem.				
Adopted Desc.	CHANGE THE ZONING FROM MEDIUM DENSITY RESIDENTIAL TO TRAILER RESIDENTIAL.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	ZC-88-07	008-88	7/13/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from F-1 (Farm) to RR (Rural Residential) for 3.5 acres located between Foley Creek and Foley Creek Road. The proposal includes a goal exception.			
Adopted Desc.	INCLUDES AN EXCEPTION.			
Tillamook County	N/A	004-88	8/10/1988	
Proposed Desc.	Amend the zoning ordinance to allow structures to be built so that the 1st floor elevation is at the flood level and the flood proofing is to floor level.			
Adopted Desc.	ZONING ORDINANCE TO ALLOW STRUCTURES TO BE BUILT SO THAT THE 1ST FLOOD ELEVATION IS AT FLOOD LEVEL AND THE FLOOD PROOFING IS TO FLOOR LEVEL.			
Tillamook County	ZC-88-3	003-88	8/10/1988	
Proposed Desc.	Amend the zoning ordinance to adjust various zones in Pacific City. Adopt an Airport Overlay zone to protect the airport from future encroachments.			
Adopted Desc.	ADJUST VARIOUS ZONES IN PACIFIC CITY. ADOPT AN AIRPORT OVERLAY ZONE TO PROTECT THE AIRPORT FROM FUTURE ENCROACHMENT			
Tillamook County	ZC-88-3	003-88	8/10/1988	
Proposed Desc.	Amend the zoning ordinance to adjust various zones in Pacific City. Adopt an Airport Overlay zone to protect the airport from future encroachments.			
Adopted Desc.				
Tillamook County	ZC-88-08	009-88	8/24/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from F-1 (Farm) to (RR) Rural Residential for 1.4 acres located on McDonald Road near Nehalem. The proposal includes an exception.			
Adopted Desc.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA-88-6(33)	011-88	10/13/1988	
Proposed Desc.	Amend the Pacific City Airport Overlay Zone (PAO) to correct an error clarifying what is being referred to on "attached sheet."				
Adopted Desc.					
	Tillamook County	OA 88-11(33)	013-88	12/7/1988	
Proposed Desc.	Amend the zoning ordinance Beach and Dune Overlay to clarify 1) How the Ocean Front Steback Line is determined; 2) Categories of Beaches and Dunes; 3) Areas included in "Permitted Uses" section in the zoning.				
Adopted Desc.	PROVIDE OPPORTUNITY FOR AN EXTENSION OF THE FIVE-YEAR TIME LIMIT ON SUBMISSION OF A PRELIMINARY DEVELOPMENT PLAN AFTER ZONING HAS BEEN CHANGED TO COASTAL RESORT OVERLAY.				
	Tillamook County	OA 88-11(33)	016-88	1/18/1989	
Proposed Desc.	Amend the zoning ordinance Beach and Dune Overlay to clarify 1) How the Ocean Front Steback Line is determined; 2) Categories of Beaches and Dunes; 3) Areas included in "Permitted Uses" section in the zoning.				
Adopted Desc.	AMENDMENT TO BD OVERLAY ZONE TO CLARIFY OCEANFRONT SETBACK LINE, CATEGORIES OF BEACHES AND DUNES, AND AREAS INCLUDED IN PERMITTED USES SECTION.				
	Tillamook County	OA-88-9-8	014-88	3/22/1989	
Proposed Desc.	Amend the comprehensive plan and zoning to establish a Destination Resort zone for development of destination resorts in rural areas.				
Adopted Desc.	ESTABLISH A DESTINATION RESORT ZONE FOR DEVELOPMENT OF DESTINATION RESORTS IN RURAL AREAS.				
	Tillamook County	OA 89-01/32	002-89	5/3/1989	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to permit a temporary breach of a foredune for the installation of the North Pacific Cable, a fiber optic cable, from Japan to the United States. The proposal includes an exception to Goal 18.				
Adopted Desc.	PERMIT A TEMPORARY BREACH OF A FOREDUNE FOR THE INSTALLATION OF THE NORTH PACIFIC CABLE. EXCEPTION TO GOAL 18.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA 89-02	006-89	5/17/1989	
Proposed Desc.	Amend the zoning ordinance (the Estuary Natural, Tillamook Bay Management unit 37EN) to allow maintenance and repair, including replacement of existing pilings of residential construction, as a use permitted with standards.			
Adopted Desc.	ADD REPLACEMENT OF EXISTING PILINGS AS PERMITTED USE IN EN (ESTUARY NATURAL) ZONE .			
Tillamook County	ZC 89-03	004-89	5/22/1989	
Proposed Desc.	Amend the zoning from RR-PD (Rural Residential-Planned Development) to RR (Rural Residential) for three parcels totaling 20.05 acres located east and northeast of Spring Lake.			
Adopted Desc.	RURAL RESIDENTIAL-PLANNED DEVELOPMENT (RR-PD) TO RURAL RESIDENTIAL (RR)			
Tillamook County	ZC 89-02	003-89	5/22/1989	
Proposed Desc.	Amend the zoning from R-3 (Residential) to C-1 (Commercial) for a 0.25 acre property adjacent to the Rockaway Beach UGB located east of Highway 101 and west of Spring Lake.			
Adopted Desc.				
Tillamook County	ZC 89-01	001-89	5/22/1989	
Proposed Desc.	Amend the zoning from R-3 (Residential) to C-1 (Commercial) for 0.75 located on the south edge of and within the Rockaway Beach UGB.			
Adopted Desc.				
Tillamook County	ZC-89-04	005-89	5/31/1989	
Proposed Desc.	Amend the zoning from F (Forest) to RR (Rural Residential) for approximately 11 acres located 7 miles up Foss Road from Mohler. The proposal includes an exception.			
Adopted Desc.	INCLUDES AN EXCEPTION .			

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	ZC-89-06	008-89	7/19/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from SFW-10 (Small Farm Woodlot with a ten acre minimum) to SFW-20 (Small Farm Woodlot with a 20 acre minimum) for 5 acres located east of Highway 101, approximately 2 miles north of the community of Neskowin off of Scherzinger County Road.			
Adopted Desc.	FROM SFW-10 (SMALL FARM WOODLOT WITH 10 ACRE MINIMUM) TO SFW-20 (SMALL FARM WOODLOT WITH 20 ACRE MINIMUM) .			
Tillamook County	ZC 89-05	007-89	8/2/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from F (Forest) to SFW (Small Farm and Woodlot-20) for 21 acres located approximately 1/3 mile south of the Neskowin Urban Growth Boundary.			
Adopted Desc.	FROM FOREST TO SMALL FARM AND WOODLOT-20 .			
Tillamook County	ZC-89-07	009-89	10/4/1989	
Proposed Desc.	Amend the zoning to add a UFO (Utility Facility Overlay) to RR (Rural Residential), SFW-20 (Small Farm Woodlot with a 20 acre minimum) and F (Forest) zones for 4.5 acres located south of Highway 101, approximately 1 mile south of the Cloverdale School.			
Adopted Desc.	TO ADD A UFO (UTILITY FACILITY OVERLAY) TO RR (RURAL RESIDENTIAL) , SFW-20 (SMALL FARM WOODLOT) AND F (FOREST) FOR 4.5 ACRES .			
Tillamook County	AC-89-09	010-89	11/25/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2/R (Low Density Residential) to C-1/R (Commercial/Residential) for 0.43 acres located on Marigold Street off Highway 101, Rockaway Beach.			
Adopted Desc.				
Tillamook County	OA 89-03	012-89	11/29/1989	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to allow fill in an EN (Estuary Natural) zone. The purpose of the amendments is to allow the expansion of the Memaloose boat launch parking area, located adjacent to Bayocean Road, Tillamook Bay. The proposal includes an exception to Goal 16.			
Adopted Desc.	AMENDMENT TO THE COMPREHENSIVE PLAN (GOAL 16 EXCEPTION) AND TO THE LAND USE ORDINANCE, ESTUARY NATURAL ZONE, TO ALLOW FOR FILL IN THE EN ZONE FOR THE EXPANSION OF THE MEMALOOSE BOAT LAUNCH .			

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC 89-10	011-89	12/20/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from C-1 (Neighborhood Commercial) to RR (Rural Residential) for 0.23 acre located at Tierra-Del-Mar.				
Adopted Desc.					
	Tillamook County	ZC 90-1	001-90	4/4/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from F (Forest) to SFW-10 (Small Farm and Woodlot-10) for 20 acres located adjacent and north of Latimer Road, 6/10 mile east of Highway 101. The proposal includes an exception.				
Adopted Desc.	INCLUDES AN EXCEPTION GOAL 4.				
	Tillamook County	ZC 90-03	002-90	4/4/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from EC1 (Estuary Conservation-1) to F-1 (Farm) for 1.500 square feet (0.03 acre) of Anderson Creek, 4 miles south of Tillamook, adjacent to the Tillamook River.				
Adopted Desc.					
	Tillamook County	OA-90-01	003-90	4/4/1990	
Proposed Desc.	Amend Tillamook County Urban Growth Boundary to add 1.3 acres. Amend the comprehensive plan and zoning from county RR (Rural Residential) to CH (Highway Commercial) for 1.3 acres located between Wilson River and the Wilson River Loop Road, adjacent to the Shilo Motel, Tillamook.				
Adopted Desc.	COUNTY RURAL RESIDENTIAL TO CH (HIGHWAY COMMERCIAL).				
	Tillamook County	OA-90-01	003-90	4/18/1990	
Proposed Desc.	Amend Tillamook County Urban Growth Boundary to add 1.3 acres. Amend the comprehensive plan and zoning from county RR (Rural Residential) to CH (Highway Commercial) for 1.3 acres located between Wilson River and the Wilson River Loop Road, adjacent to the Shilo Motel, Tillamook.				
Adopted Desc.					

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	ZC-90-04	004-90	5/2/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2/PD (Medium Density Residential) and C-1/PD (Neighborhood Commercial) with Planned Development Overlay to R-2 (Medium Density Urban Residential) for approximately 2 acres located on the southern end of Kiwanda Shores Subdivision Development area.			
Adopted Desc.	AMEND THE COMP PLAN AND ZONING FROM MEDIUM DENSITY RES. TO NEIGHBORHOOD COMM. W/PLANNED DEV. OVERLAY TO MDR AND REMOVE PLANNED DEV OVERLAY FROM CERTAIN EXISTING LOTS AND PARCELS.			
Tillamook County	OA 90-04	005-90	10/10/1990	
Proposed Desc.	Amend the Flood Hazard Ordinance to conform with revised Federal Emergency Management Agency regulations. NOTE: The proposal was submitted without text.			
Adopted Desc.				
Tillamook County	OA 90-02	006-90	10/10/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance from Unnumbered V (Velocity) to Numbered V and A zone located from 1st to 11th Streets along the ocean at Necarney City. NOTE: The proposal was submitted without text.			
Adopted Desc.	Change flood zone designations within the Necarney City area			
Tillamook County	OA 90-03 (33	007-90	10/10/1990	
Proposed Desc.	NOTE: The proposal was submitted without text.			
Adopted Desc.				
Tillamook County	OA 90-04	009-90	10/10/1990	
Proposed Desc.	Amend the zoning ordinance to require that mobile homes be located within the first addition to Wilson Beach Subdivision and meet the special standards required. NOTE: The proposal was submitted without text.			
Adopted Desc.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA-90-08	014-90	10/10/1990	
Proposed Desc.	Amend the zoning ordinance to incorporate regulations for the LM (Light Industrial) zone in the Nehalem urban growth boundary.				
Adopted Desc.					
	Tillamook County	OA 90-10	004-90	10/24/1990	
Proposed Desc.	Amend Tillamook County's plan and ordinances to adopt the City of Rockaway Beach's periodic review order and amend the UGB agreement.				
Adopted Desc.	Tillamook County Adoption.				
	Tillamook County	ZC 90-09	015-90	10/24/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2 (Medium Density Urban Residential) to R-1 (Low Density Urban Residential) for approximately 50 acres located in and adjacent to Pacific City Heights Subdivision.				
Adopted Desc.					
	Tillamook County	ZC 90-06	012-90	11/14/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from C-1 (Neighborhood Commercial) to R-3 (Residential) for 1.77 acre located between Netarts Highway and Bayshore Road, east of the Netarts Boad Launch. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Tillamook County	OA-90-09 32	016-90	11/21/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to allow placement of pilings and docks in the EN (Estuary Natural) zone and take an exception to Goal 16. The subject property is located in the Nehalem Bay State Park.				
Adopted Desc.					

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC 90-05	008-90	12/5/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from R-1 (Low Density Residential) to C-1 (Neighborhood Commercial) for 0.5 acre located at Hawk Creek Hills, Neskowin.				
Adopted Desc.					
	Tillamook County	ZC 90-08	017-90	12/19/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from F-1 (Farm) to RR (Rural Residential) for 13.75 acres located at 39305 Highway 53 approximately 2 miles northeast of the City of Nehalem. The proposal includes an exception to Goal 3.				
Adopted Desc.					
	Tillamook County	OA 90-11 (33	020-90	1/16/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to adopt the City of Manzanita's comprehensive plan and zoning ordinance amendments.				
Adopted Desc.					
	Tillamook County	OA 90-12	021-90	1/23/1991	
Proposed Desc.	Amend the zoning ordinance to comply with state legislation regarding the Farm (F-1) zone.				
Adopted Desc.					
	Tillamook County	ZC 90-07	013-90	6/19/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from SFW-20 (Small Farm Woodlot-20) to R-2 (Medium Density Urban Residential) for approximately 54 acres located southeast of Pacific City Heights and east and north of Nestucca Bay near the community of Pacific City. The proposal includes an exception. NOTE: The proposal was submitted without text.				
Adopted Desc.	Remand hearing and findings received 8/24/92, adoption sent again.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA-91-01	001-91	6/26/1991	
Proposed Desc.	Amend the R-1, R-2, and R-3 (Residential) zones to allow for clustering and varied height limits in certain instances. NOTE: The proposal was submitted without text.			
Adopted Desc.				
Tillamook County	OA 91-02	002-91	7/3/1991	
Proposed Desc.	Amend the comprehensive plan to add an existing quarry site to the list of rock and aggregate resource sites. NOTE: The proposal was submitted without text.			
Adopted Desc.				
Tillamook County	ZC 91-02	004-91	8/8/1991	
Proposed Desc.	Amend the Tillamook County-Nehalem Urban Growth Boundary. Amend the comprehensive plan and zoning from R-T (Residential Trailer) and R-1 (Medium Density Residential) to LM (Light Industrial) for 12 acres located west of North Fork Road and north of the City of Nehalem.			
Adopted Desc.				
Tillamook County	ZC 91-01	003-91	8/14/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2 (Medium Density Residential) to C-1 (Neighborhood Commercial) for less than one acre located within the Pacific City Woods Community area. NOTE: The proposal was submitted without text.			
Adopted Desc.				
Tillamook County	ZC 91-03	005-91	9/30/1991	
Proposed Desc.	Amend the zoning from SFW-20 (Small Farm and Woodlot-20) to R-1 (Residential) for 0.68 acre located east of the City of Neskowin near Hawk Creek Hills golf course. This proposal was submitted to correct a mapping error.			
Adopted Desc.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC 91-04	007-91	11/27/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from F (Forest) to RR (Rural Residential) for 0.42 acre located near Wilson River Highway at Fall Creek. This proposal includes an exception.				
Adopted Desc.					
	Tillamook County	OA 92-01	002-92	4/1/1992	
Proposed Desc.	Amend the zoning ordinance to allow "public park and recreation" as a permitted outright use in the C-2 (Commercial) zone. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Tillamook County	OA 92-02	003-92	5/6/1992	
Proposed Desc.	Amend the zoning ordinance relating to Public Facility Construction Requirements. NOTE: This proposal was submitted without text.				
Adopted Desc.					
	Tillamook County	ZC 92-01	001-92	5/26/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from RR (Rural Residential) to R2 (Medium Density Residential) for 36 acres and include the parcel into the Pacific City Community Growth Boundary. The property is located east of Cape Kiwanda Drive and west of the Nestucca River. This proposal includes an exception to Goal 14. NOTE: This is a revised proposal.				
Adopted Desc.					
	Tillamook County	ZC 92-01	001-92	5/26/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from RR (Rural Residential) to R2 (Medium Density Residential) for 36 acres and include the parcel into the Pacific City Community Growth Boundary. The property is located east of Cape Kiwanda Drive and west of the Nestucca River. This proposal includes an exception to Goal 14. NOTE: This is a revised proposal.				
Adopted Desc.					

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA 92-03	006-92	7/1/1992	
Proposed Desc.	Amend the zoning ordinance to allow for the creation of a new PD (Planned Development) zone.				
Adopted Desc.	New Planned Development Overlay zone.				
	Tillamook County	oa 92-04(29)	007-92	7/8/1992	
Proposed Desc.	Amend the zoning ordinance to adopt amendments of the City of Nehalem zoning ordinance.				
Adopted Desc.	Amendments regarding Tillamook County and the city of Nehalem urban growth boundary.				
	Tillamook County	ZC 92-02	008-92	7/22/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from RR (Rural Residential) to F-1 (Farm) for approximately 2.1 acres located north of Fawcett Creek Road, South Prairie area. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Tillamook County	OA 92-06	010-92	9/23/1992	
Proposed Desc.	Amend the zoning ordinance relating to nonconforming uses and structures.				
Adopted Desc.	Nonconforming uses.				
	Tillamook County	OA 92-05	009-92	10/28/1992	
Proposed Desc.	Amend the Beach and Dune Overlay zone to better define "structure" and "building" and the oceanfront setback line location. NOTE: The proposal was submitted without text.				
Adopted Desc.	Amend the Beach and Dune overlay zone. Setbacks, definition and method of determinations of setbacks.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC-92-03	011-92	11/25/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from LM (Light Industrial) to RR (Rural Residential) for 14.2 acres located on Bewley Creek Road, approximately two miles southwest of its intersection with Highway 101.				
Adopted Desc.					
	Tillamook County	ZC 92-4	012-92	3/24/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from Forest to Residential for 21.5 acres located on Whiskey Creek Road, south of Netarts Bay. The proposal includes a an exception.				
Adopted Desc.					
	Tillamook County	ZC 91-04	001-93	6/23/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from SFW-10 (Small Farm and Woodlot) to RR (Rural Residential) for 20.0 acres located near Latimer Road and Hillcrest Road, Tillamook.				
Adopted Desc.	Small Farm and Woodlot to Rural Residential.				
	Tillamook County	OA 93-03 33	003-93	7/14/1993	
Proposed Desc.	Amend the zoning ordinance to add a Mineral and Aggregate overlay zone.				
Adopted Desc.	add agg site.				
	Tillamook County	OA 93-02	004-93	7/14/1993	
Proposed Desc.	Amend the comprehensive plan to make revisions to the Mineral and Aggregate Resources Provisions.				
Adopted Desc.					

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	AC 93-02	005-93	11/10/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from R-2 (Medium Density Residential) to C-1 (Commercial) for approximately 5.0 acres located near Highway 101 and within the City of Manzanita urban growth boundary.				
Adopted Desc.					
	Tillamook County	NA	007-93	11/10/1993	
Proposed Desc.	Amend the zoning to remove the Esturay Conservation I destination from the Hadley Slough to allow the replacement of the Schriber Bridge.				
Adopted Desc.	Remove estuary and shoreland overlay.				
	Tillamook County	ZC 93-03	006-93	11/10/1993	
Proposed Desc.	Amend the zoning from R-2 (Medium Density Residential) to R-2 PD with a planned development overlay for approximately 35.0 acres located on Cape Kiwanda Drive, in the Pacific City area.				
Adopted Desc.					
	Tillamook County	ZC 93-06	008-93	12/22/1993	
Proposed Desc.	Amend the comprehensive plan and zoning to apply the Utilities Facilities overlay zone to a corridor of land to allow future construction of a 115-KV Transmission Line and Associated facilities, including transmission line support structures less than 200' in height. The corridor runs south from PP&L Transmissions Line on the N Fork of the Nehalem River at Gravel Creek to substation at Nehalem.				
Adopted Desc.					
	Tillamook County	OA 94-03	003-94	6/8/1994	
Proposed Desc.	Amend the land use ordinance to create the NK-7.5, NK-15 and NK-30 (Neahkahnie Residential) zones and apply them within the Neahkahnie Community Growth Boundary in place of the current R-1 (Urban Residential) zone. Amend the zoning from R-1 to NK.7.5, NK-15, NK-30 for approximately 450 acres within the Neahkahnie Community. Apply revised single set of uses for the entire area and address minimum lot sizes for each district.				
Adopted Desc.	Create new zone KN-7.5, NK-15, NK-30 to apply new zones to area within Neahhahnes' Community Growth Boundary west of Highway 101.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA 94-03	003-94	6/8/1994	
Proposed Desc.	Amend the land use ordinance to create the NK-7.5, NK-15 and NK-30 (Neahkahnie Residential) zones and apply them within the Neahkahnie Community Growth Boundary in place of the current R-1 (Urban Residential) zone. Amend the zoning from R-1 to NK.7.5, NK-15, NK-30 for approximately 450 acres within the Neahkahnie Community. Apply revised single set of uses for the entire area and address minimum lot sizes for each district.			
Adopted Desc.				
Tillamook County	OA-94-12(31)	002-94	9/14/1994	
Proposed Desc.	Amendments to the Urban Growth Boundary Agreement Ordinance 31 to correct typographical errors contained within the City of Rockaway Beach's zoning ordinance. This proposal was submitted without text.			
Adopted Desc.				
Tillamook County	OA-94-13(33)	006-94	9/14/1994	
Proposed Desc.	Amend the zoning ordinance to include, as a use permitted outright in the R-2 zone, a mobile home in the Cloverdale Community Growth Boundary. This amendment was submitted without text.			
Adopted Desc.				
Tillamook County	ZC 94-04	004-94	11/15/1994	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Commercial (and C-Nm) and Residential (and R2-Nm) to Residential (and R3-Nm) for 8.49 acres located off Tohl Avenue within the Nehalem urban growth boundary.			
Adopted Desc.				
Tillamook County	OA 94-15(33)	008-94	11/30/1994	
Proposed Desc.	Revise the land use regulation to eliminate the requirement that a variance is required to build on lots smaller than 3,000 square feet.			
Adopted Desc.				

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	ZC 95-02	002-95	10/4/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Rural Residential (and RR) to Forest (and F) on 10 acres located in the Trask River Area.				
Adopted Desc.					
	Tillamook County	Shorepine	001-95	11/8/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Medium Density Urban Residential (and R-2) to Planned Development Overlay (and R-2 PD) for 18.32 acres located in Pacific City. This proposal was received without text.				
Adopted Desc.					
	Tillamook County	ZC 95-04	003-95	1/3/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Residential (and R-3) to Commercial (and C-2) on .51 acre located on Barview.				
Adopted Desc.					
	Tillamook County	ZC-96-01	001-96	4/19/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) maps from Farm (and F-1) to Rural Residential (and RR) on 37 acres located on Sollie Smith Road, east of Wilson River Loop. This proposal requires an exception to Goal 3 and Goal 4.				
Adopted Desc.					
	Tillamook County	ZC-96-03	005-96	10/2/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) maps from Neighborhood Commercial (and C-1) to Medium Density Urban Residential (R-2) on .8 acres located at 33625 Resort Drive.				
Adopted Desc.					

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA-97-04	002-97	7/2/1997	
Proposed Desc.	Amend the zoning ordinance to allow "mini-storage" as an outright use in the M-1 (General Industrial) zone.			
Adopted Desc.				
Tillamook County	OA-97-05	003-97	7/2/1997	
Proposed Desc.	Amend the zoning ordinance to allow "mini-storage" as an outright use in the LM (Light Industrial) zone.			
Adopted Desc.				
Tillamook County	OA 97-09	010-97	9/27/1997	
Proposed Desc.	Amend the land division ordinance, road improvement standards and related definitions to adopt AASHTO standards, allow for design exception, bases road standards on expected traffic load, and make definitions consistent with Land Use Ordinance.			
Adopted Desc.				
Tillamook County	OA 97-07	012-97	9/27/1997	
Proposed Desc.	Amend the land use regulation to update and clarify the Code Enforcement Ordinance.			
Adopted Desc.				
Tillamook County	OA 97-13	004-97	10/1/1997	
Proposed Desc.	Amend the land use regulation to clarify and update Road name Ordinance.			
Adopted Desc.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	97-12	011-97	10/1/1997	
Proposed Desc.	Amend the land use regulation to provide an orderly manner of designating a numerical addressing system for all buildings in order to facilitate the immediate location of these buildings by the various emergency and support services and local residents. This proposal was submitted without text.			
Adopted Desc.				
Tillamook County	OA 97-16	007-97	10/8/1997	
Proposed Desc.	Amend the land use regulation to clarify residence location in C-1 and C-2 zones.			
Adopted Desc.				
Tillamook County	OA 98-01	001-98	4/12/1998	
Proposed Desc.	Amend the zoning ordinance to: (1) revise the process for nonconforming uses and structures; (2) revise flood elevation requirements; and (3) make changes to definitions and add language to make it more clear and consistent.			
Adopted Desc.				
Tillamook County	ZC-98-02	003-98	12/23/1998	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Small Farm Woodlot -10 to Rural Residential on 5 acres located at 1410 Makinster Road in Tillamook to allow construction of a concrete wall on the site, which is in the 100 year floodplain.			
Adopted Desc.				
Tillamook County	OA-99-01	001-99	2/24/1999	
Proposed Desc.	Amend the Goal 18 element of the comprehensive plan to adopt a foredune management plan for Pacific City and add language to the beach and dune overlay zone in order to implement the plan. This proposal was received with 44 days notice.			
Adopted Desc.				

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA-99-04	002-99	6/30/1999	
Proposed Desc.	Amend the Land Use Ordinance to:(1) add Medical and Dental facilities, and Mini Storage as uses allowed conditionally; (2) add the words "and accessory buildings" to Section 3.010-3 (o); and (3) add the words "other than electrical distribution lines" to Section 3.010-3 (p).			
Adopted Desc.	Adoption changed to not allow medical, dental offices, and ministorage as a conditional use in a Rural Residential Zone.			
Tillamook County	ZC-99-02	004-99	12/22/1999	
Proposed Desc.	Amend the zoning map from F, Forest to F-1, Farm-1; and to allow a replacement dwelling to replace an existing dwelling for approximately 6.5 acres, located near 41600 Highway 53 northwest of Nehalem.			
Adopted Desc.	Same.			
Tillamook County	OA 99-10	007-99	3/15/2000	
Proposed Desc.	Amend the comprehensive plan (and land use ordinance) to update Inventory of Environmental Resources; Inventory of Economic Resources, and Inventory of Water Resources, and add a Goal 17 Information Base for the Coastal Shorelands Inventory; (add and delete text to the Transportation Element, Hazards Element, and the Public Facilities Element; and add a Scenic Waterway Overlay Zone, and a Freshwater Wetlands Overlay Zone; and to include notification procedures for developments along Scenic Water ways).			
Adopted Desc.	Same.			
Tillamook County	OA9-09	005-99	3/15/2000	
Proposed Desc.	Amend the land division ordinance to increase time allowed to complete a major partitioning; and increase the number of copies of the tentative plat and supplementary maps submitted with the application to the department. This proposed was received with a declared emergency.			
Adopted Desc.	Same.			
Tillamook County	OA 99-08	006-99	4/12/2000	
Proposed Desc.	Amend the land use ordinance to modify, add and delete text to the following: SECTION 3.010 Rural Residential zones-Uses Permitted Conditionally; SECTION 3.020 Neighborhood Commercial zones-Uses Permitted Outright; SECTION 3.022 Community Commercial zones-Uses Permitted Outright; SECTION 3.320 Neskowin Rural Residential zones-Uses Permitted Conditionally; SECTION 3.324 Neskowin High Density Urban Residential zones-Uses Permitted Conditionally; SECTION 5.110 Exceptions To Yard Setback Requirements-Small Lot Exceptions; SECTION 5.150 Temporary Uses; SECTION 5.160 Special Requirements for Mobile Homes; Article VII Nonconforming Uses And Structure-SECTION 7.010 Purpose; and numerous changes to SECTION 3.060-Flood Hazard Overlay Zone. This proposal received with a declared emergency.			
Adopted Desc.	All the same except Article VIII rewritten.			

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA-00-02	004-00	5/10/2000	
Proposed Desc.	Amend the comprehensive plan (and zoning ordinance) to allow land intensive recreational developments in farm zones (and to add a RD, Recreation Development zone in farm zones; and a RD zone as a permitted use outright or conditional in farm zones) located throughout the county.			
Adopted Desc.	Same			
Tillamook County	OA 00-01	003-00	5/17/2000	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to place medical facilities on Rural Residential parcels located in the communities of Pacific City and Cloverdale. This proposal includes an exception.			
Adopted Desc.	Same.			
Tillamook County	ZC-99-03	002-00	8/30/2000	
Proposed Desc.	Amend the comprehensive plan and zoning maps from F-1, Exclusive Farm Use to RR, Rural Residential for 2.5 acres of a 40 acre parcel, located 3 miles east of Highway 10 on the northside of Little Nestucca River Highway, and on the south bank of the Little Nestucca River. This proposal includes an exception.			
Adopted Desc.	Same.			
Tillamook County	ZC-00-02	007-00	5/2/2001	
Proposed Desc.	Amend the comprehensive plan and zoning maps from F-1, Farm Zone to F-1, Farm Zone with Mineral Aggregate Resource Overlay to determine the potential of developing an aggregate rock source for 191.00 acres, located in the vicinity of Oretown in south County, approximately 0.7 miles east of Highway 101 at milepost 93.4. This proposal was received with 43 days notice before the first evidentiary hearing.			
Adopted Desc.	Conditions of Operations.			
Tillamook County	ZC-01-02	002-01	11/7/2001	
Proposed Desc.	Amend the zoning map from RR, Rural Residential to R-1, Low Density Urban Residential; C-1, Neighborhood Commercial to R-1, Low Density Urban Residential; C-2, Community Commercial to R-1, Low Density Urban Residential for two parcels on 1.20 acres, located within the Unincorporated Community of Barview at 145000 Old Condor Bridge Road.			
Adopted Desc.	Same.			

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA 01-13	003-01	12/19/2001	
Proposed Desc.	Amend the comprehensive plan to allow construction of a high school on 29.00 acres of property in an Exclusive Farm Use Zone, located approximately 0.5 miles south of the Unincorporated Community of Cloverdale, and take reasons exception to Statewide Planning Goals 3, 4, and 14.			
Adopted Desc.	Same.			
Tillamook County	OA 01-12	001-02	3/27/2002	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Forest to Residential Low Density (and from Forest to R-3, Low-Density Residential) for 40.00 acres to build a new middle school, located southeast of the intersection of NE 12th Avenue and Necarney Avenue; immediately east of the Rockaway Beach Urban Growth Boundary and the city limits. The parcel is to be annexed into the City of Rockaway Beach City Limits. Amend the comprehensive plan to move the UGB to include the parcel. This proposal includes two exceptions to Statewide Planning Goals 4 - Forest Lands, and 14 - Urbanization. This proposal is related to the City of Rockaway Beach proposal, DLCD File Number 003-01, submitted on 07/12/2001.			
Adopted Desc.	Same.			
Tillamook County	OA-02-01	002-02	7/31/2002	
Proposed Desc.	Amend the zoning map from RR-PD, Rural Residential with a Planned Development Overlay Zone to RM, Recreational Management Zone; and RR-PD, Rural Residential with a Planned Development Overlay Zone to RN, Recreational Natural Zone for approximately 180.00 acres, located at Whalen Island about two miles southwest of the Unincorporated Community of Sand Lake, west of the Del Mar Loop Road, and approximately fifteen miles southwest of Tillamook. Amend the comprehensive plan map and zoning ordinance in seven areas to add and implement the Whalen Island State Natural Area. Adopt the Whalen Island State Natural Area Master Plan as an element of the comprehensive plan consisting of thirteen sections.			
Adopted Desc.				
Tillamook County	ZC-02-02	007-02	12/12/2002	
Proposed Desc.	Amend the zoning map from PCW R-3, Pacific City/Woods High Density Residential to PWC R-3/PD, Pacific City/Woods High Density Residential with a Planned Development Overlay zone for 3.00 acres, located at Dory Pointe east of Cape Kiwanda Drive in Pacific City. This proposal was received with 43 days notice before the first evidentiary hearing.			
Adopted Desc.	Acreage corrected from 3.00 acres to 10.00 acres.			
Tillamook County	OA-02-23	008-02	5/5/2003	
Proposed Desc.	Amend the land use ordinance Article II by adding and deleting text to numerous areas to reflect current zoning designations. This proposal was received without text.			
Adopted Desc.	Change Article II of the Land Use Ordinance to reflect current zone designations.			

Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
Tillamook County	OA 02-21	005-02	12/18/2003	
Proposed Desc.	Amend the land division ordinance Article X to change the appeal date on land use decisions from 10 days to 12 days. This proposal was received without text, and with 41 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Tillamook County	OA-02-20	004-02	12/18/2003	
Proposed Desc.	Amend the land division ordinance in the following areas: clarify and update definitions pertaining to subdivisions and major partitions; increase the time requirement for subdivisions and major partitions. This proposal was received without text, and with 41 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Tillamook County	OA 02-19	003-02	12/18/2003	
Proposed Desc.	Amend the zoning ordinance to update and clarify the language for standards and procedures definitions. This proposal was received without text, and with 41 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Tillamook County	OA-02-22	006-02	12/18/2003	
Proposed Desc.	Amend the code enforcement ordinance to reflect the new language that was recommended by the Oregon Department of Environmental Quality. This proposal was received without text, and with 41 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Tillamook County	ZC 04-01	001-04	4/28/2004	
Proposed Desc.	Amend the comprehensive plan and zoning maps from F-1, Farm to F, Forest for 59.87 acres, located at 31650 Blaine Road east of the Unincorporated Community of Beaver.			
Adopted Desc.	Same.			

	Tillamook County	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook County	OA 04-01	003-04	6/13/2004	
Proposed Desc.	Amend the following land use regulations 3.344 - Netarts Residential Manufactured Dwelling Zone, 3.060 - Flood Hazard Overlay Zone, and 5.160 - Special Requirements for Mobile Homes to make general housekeeping changes. This proposal was received without text.				
Adopted Desc.	Same.				
	Tillamook County	OA-03-02	002-03	7/14/2004	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to create a boundary around the Port of Tillamook Bay for a Unincorporated Community Rural Service Center, and apply the DLCD Oregon Administrative Rule Chapter 660 - Division 022 - Unincorporated Communities Rule to the newly created boundary. Amend the comprehensive plan and zoning maps from M-1, General Industrial to CSFR, Community Single Family Residential; M-1, General Industrial to CR-3, Community High Density Urban Residential; M-1, General Industrial to Community Commercial for approximately 600.00 acres, located entirely on the Port of Tillamook Bay Property. This proposal was received with 36 days notice before the first evidentiary and final hearings. Appealed to Land Use Board of Appeals on 08/04/2004 under LUBA 2004-130.				
Adopted Desc.	Same.				
	Tillamook County	ZC-04-02	002-04	7/14/2004	
Proposed Desc.	Amend the comprehensive plan and zoning maps from RC, Rural Commercial to RC w UFO, Rural Commercial with a Utility Facility Overlay for a utility substation on 14.64 acres, located just outside of the eastern portion of the Urban Growth Boundary of the City of Tillamook, and on the north side of State Highway 6. Revised Notice: The revised proposal changes the final hearing date from June 2, 2004 to June 30, 2004.				
Adopted Desc.	Same.				

	Bay City	Local File #	DLCD File #	Adoption Date	LUBA #
	Bay City	N/A	002-87A	7/17/1980	
Proposed Desc.	Miscellaneous zoning ordinance amendments pertaining to allowed uses, mobile home standards, excavation permits accessory buildings, setbacks, parking standards, access requirements, and ordinance and plan compliance.				
Adopted Desc.					
	Bay City	N/A	003-87A	6/12/1984	
Proposed Desc.	Amend the Development Ordinance standards pertaining to restaurants.				
Adopted Desc.					
	Bay City	N/A	001-87A	2/10/1987	
Proposed Desc.	Amend the Flood Damage Prevention Ordinance to bring it into conformance with recent Federal Emergency Management Administration regulation revisions.				
Adopted Desc.					
	Bay City	N/A	001-87A	2/10/1987	
Proposed Desc.	Amend the Flood Damage Prevention Ordinance to bring it into conformance with recent Federal Emergency Management Administration regulation revisions.				
Adopted Desc.					
	Bay City	N/A	004-87A	8/11/1987	
Proposed Desc.	Amend the zoning ordinance to change: 1) conditional use procedures; 2) home occupation industries; 3) state and federal agency notifications; 4) access requirements; 5) architectural review; 6) land partitions; and 7) notification procedures.				
Adopted Desc.	ZONING TO CHANGE: CONDITIONAL USE PROCEDURES, HOME OCCUPATION INDUSTRIES, STATE AND FEDERAL AGENCY NOTIFICATION ACCESS REQUIREMENTS, ARCHITECTURAL REVIEW, LAND PARTITIONS, AND NOTIFICATION PROCEDURES.				

	Bay City	Local File #	DLCD File #	Adoption Date	LUBA #
	Bay City	N/A	005-87B	7/12/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Shorelands 1 to Low Intensity/Low Density Residential for approximately 7 acres located south of the bank of Lrason Creek and associated wetlands. The proposal also involves relocation of the shorelands boundary.				
Adopted Desc.	RELOCATION OF THE SHORELANDS BOUNDARY				
	Bay City	NA	001-88	1/10/1989	
Proposed Desc.	Amend the zoning ordinance to revise the enforcementy and remedies section.				
Adopted Desc.	AMEND THE "ENFORCEMENT AND REMEDIES" SECTION OF THE DEVELOPMENT CODE .				
	Bay City	32-4	001-89	7/19/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from Rural Residential to Moderate Intensity for 0.34 acre located at the south end of 19th Street. This proposal expands the Urban Growth Boundary and includes an exception.				
Adopted Desc.					
	Bay City	32-4	001-89	10/10/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from Rural Residential to Moderate Intensity for 0.34 acre located at the south end of 19th Street. This proposal expands the Urban Growth Boundary and includes an exception.				
Adopted Desc.					
	Bay City	NA	002-89	10/10/1989	
Proposed Desc.	Amend the zoning ordinance to develop standards for Bed and Breakfasts.				
Adopted Desc.					

Bay City	Local File #	DLCD File #	Adoption Date	LUBA #
Bay City	NA	003-89	1/16/1990	
Proposed Desc.	Amend the Development Code to revise definitions and planning requirements for mobile homes.			
Adopted Desc.				
Bay City	NA	001-93	3/8/1994	
Proposed Desc.	Amend the zoning ordinance to comply with state law (HB 2835) relating to the placement of manufactured housing; make revisions to land use (permitted use) matrix; and various minor or housekeeping amendments.			
Adopted Desc.				
Bay City	NA	003-94	7/12/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from Moderate Intensity to High Intensity for approximately 1.5 acres located in the Cone and McCoy's Addition. This proposal was submitted without text.			
Adopted Desc.				
Bay City	NA	003-94	12/13/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from Moderate Intensity to High Intensity for approximately 1 acre located in the Cone and McCoy's Additions.			
Adopted Desc.				
Bay City	N/A	001-95	7/11/1995	
Proposed Desc.	Amend the zone ordinance to allow single family residences/ duplexes as conditional uses in the North High Intensity Zone.			
Adopted Desc.				

	Local File #	DLCD File #	Adoption Date	LUBA #
Bay City				
Bay City		001-96	11/12/1996	
Proposed Desc.	Amend the comprehensive plan and zoning from Low Intensity to Moderate Intensity on 32 acres located at Map 1S 10 2A, Tax Lot 4100. This text was received without text or map.			
Adopted Desc.				
Bay City		002-99	10/12/1999	
Proposed Desc.	Amend the development ordinance to add a Hazards Overlay Zone section to the ordinance defining the standards to apply throughout the City.			
Adopted Desc.	Same.			
Bay City		001-99	10/12/1999	
Proposed Desc.	Amend the development ordinance to add new language to the Forest Practices Standards and Accessory Buildings sections.			
Adopted Desc.	Same			
Bay City	04-14-98	001-98	10/12/1999	
Proposed Desc.	Amend the Forest Management Practices eliminating reference to the Forest Practices Act and to clarify height for accessory buildings.			
Adopted Desc.				
Bay City	Forest Mgmt Practice	002-98	10/12/1999	
Proposed Desc.	Amend the development code text to revise the forest management practices. This proposal was resubmittal of Bay City 001-98 with a revised hearing date.			
Adopted Desc.	Same.			

Bay City	Local File #	DLCD File #	Adoption Date	LUBA #
Bay City	01-01 ZA	001-01	7/10/2001	
Proposed Desc.	Amend the zoning ordinance to allow light manufacturing as a conditional use in the North High Intensity Zone, located northeast of U. S. Highway 101, between 3rd Street and "A" Street. This proposal was received without text.			
Adopted Desc.	The proposed amendment stated "Light manufacturing" and the adopted amendment states "Industrial" to be allowed as a conditional use.			

	Garibaldi	Local File #	DLCD File #	Adoption Date	LUBA #
	Garibaldi	N/A	001-87A	3/23/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	1987 FEMA REQUIRED FLOODPLAIN ORDINANCE REVISIONS .				
	Garibaldi	N/A	001-88	6/13/1988	
Proposed Desc.	Amend the comprehensive plan and zoning to establish criteria and procedures for development of land with slope of 20 percent or greater.				
Adopted Desc.	ESTABLISH CRITERIA AND PROCEDURES FOR DEVELOPMENT OF LAND 20 PERCENT OR GREATER SLOPE				
	Garibaldi	89-1	001-89	3/13/1989	
Proposed Desc.	Amend the mobile home povisions of the zoning ordinance.				
Adopted Desc.	AMENDS MOBILE HOME SECTION IN THE PLAN AND ZONING ORDINANCE .				
	Garibaldi	PR	002-89	2/13/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to the periodic review update.				
Adopted Desc.	PERIODIC REVIEW PLAN UPDATE .				
	Garibaldi	PR	002-89	2/28/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to the periodic review update.				
Adopted Desc.	PERIODIC REVIEW PLAN UPDATE . ADOPTED BY TILLAMOOK COUNTY .				

Garibaldi	Local File #	DLCD File #	Adoption Date	LUBA #
Garibaldi	90-2	002-91	2/11/1991	
Proposed Desc.	Amend the zoning ordinance to define fences and hedges for ease in interpreting fence requirements.			
Adopted Desc.				
Garibaldi	91-1	003-91	4/13/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to change the WD2 (Water Dependent-2) to allow Non-Water Dependent and Non-Water Related Industrial uses outright.			
Adopted Desc.	Allow uses outright in the WD2 zone.			
Garibaldi	92-1	001-92	9/14/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to allow apartments in a Commercial zone. NOTE: The proposal was submitted without text.			
Adopted Desc.				
Garibaldi	96-1	001-96	9/10/1996	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to allow single family residences established prior to July 1996 in Commercial Zone.			
Adopted Desc.				
Garibaldi		001-99	1/16/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WD, Water Dependent to C, Commercial (and from WD-1, Water Dependent-1 to C-1, Commercial-1) for 1.69 acres, located at Jerry Creasy Drive and American Avenue, and declare an emergency under ORS 197.610 and OAR Chapter 660 -Division 18.			
Adopted Desc.	The acreage in sites 1-5 have been refigured and an additional site was added.			

Garibaldi	Local File #	DLCD File #	Adoption Date	LUBA #
Garibaldi	PIERSEND	001-02	6/17/2002	
Proposed Desc.	Amend the zoning map from EC1, Estuary Conservation 1 to EC1/LUO, Estuary Conservation 1/Limited Use Overlay for 0.28 acre, located at the Old Coast Guard Boat House, property west of Highway 101 and S. 7th Street. Amend the comprehensive plan to add enabling language to the "Community Development Pattern" section, and to the "Industrial and Commercial Uses in Estuarine Zone" section with specific reference to the Old Coast Guard Boat House. Amend the zoning ordinance adding a new section called Limited Use Overlay Zone (LUO) defining how it can be used and how it is applied to a specific property.			
Adopted Desc.	Same			

	Manzanita	Local File #	DLCD File #	Adoption Date	LUBA #
	Manzanita	N/A	004-87A	8/5/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	FLOODPLAIN REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.				
	Manzanita	PA-1	001-90	7/11/1990	
Proposed Desc.	Amend the comprehensive plan from R-3 (Urban High Density Residential) to R-4 (Urban High Density Residential/Limited Commercial) for 7.5 acres located approximately 100' north and south of the existing C-1 zone as it lies along Laneda Avenue. Amend the comprehensive plan and zoning ordinance to make numerous miscellaneous changes.				
Adopted Desc.	REVISE DEFINITION FOR RES. FACILITIES, MAKE SEVERAL CHANGES REGARDING PERMITTED USES. URBAN HIGH DENSITY RES. TO URBAN HIGH DENSITY RES/LIMITED RESIDENTIAL (R-3 TO R-4) .				
	Manzanita	PA-2	002-90	2/6/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to: (1) allow dune grading or sand movement for structures in foredune areas; (2) set standards for yard set-backs in the C-1 (Commercial) zone; and (3) allow general exceptions standards to building height limitations.				
Adopted Desc.					
	Manzanita	PA 1-93	001-93	4/20/1994	
Proposed Desc.	Amend the zoning ordinance to provide new definitions, regulations and specify the zoning in which short term rentals may be allowed to operate. This proposal is in response to DLCD comments.				
Adopted Desc.					
	Manzanita		001-97	3/4/1998	
Proposed Desc.	Amend the zoning ordinance to define and clarify construction, remedial, and to view foredune grading. This proposal also clarifies boundaries of Foredune Management Area. NOTE: The Foredune Management Area was adopted and submitted periodic review work task 7.				
Adopted Desc.					

Manzanita	Local File #	DLCD File #	Adoption Date	LUBA #
Manzanita	None	001-00	10/4/2000	
Proposed Desc.	Amend the ordinance and development code to add, delete text pertaining to Definitions, Medium Density Residential Zone requirements, High Density Residential Zone requirements, High Density Residential Limited Commercial Zone requirements, Special Residential/Recreational Zone requirements, Commercial Zone requirements, Residential Manufactured Dwelling Zone requirements, Elevation requirements, Slope requirements, Accessory Structures; delete in its entirety the following sections of the ordinance: Section 9, Section 4.140, Section 13. Section 6.060, and Section 14. Section 6.070(b).			
Adopted Desc.	Side yard setback set at 8 feet instead of different setbacks for one and story buildings, setback averaging modified instead of eliminated, oceanfront setback set as western foundation line, maximum lot coverage includes buildings only and different percentages established for higher density zones.			
Manzanita	None	001-00	8/27/2001	
Proposed Desc.	Amend the ordinance and development code to add, delete text pertaining to Definitions, Medium Density Residential Zone requirements, High Density Residential Zone requirements, High Density Residential Limited Commercial Zone requirements, Special Residential/Recreational Zone requirements, Commercial Zone requirements, Residential Manufactured Dwelling Zone requirements, Elevation requirements, Slope requirements, Accessory Structures; delete in its entirety the following sections of the ordinance: Section 9, Section 4.140, Section 13. Section 6.060, and Section 14. Section 6.070(b).			
Adopted Desc.	Adopted version has setback set at 8 feet instead of different setbacks for one and two story buildings, setback averaging modified instead of eliminated, oceanfront setback set as western foundation line, maximum lot coverage includes buildings only and different percentages established for higher density zones.			
Manzanita	None (Ord No.01-01D)	001-01	8/27/2001	
Proposed Desc.	Amend the comprehensive plan to delete "Storm Drainage Policy # 5. Amend zoning ordinance 95-4 to add/ delete text, and add new subsections to the following sections: 1.030 - Definitions; 3.010 - Medium Density Residential Zone, Z-2; 3.020 - High Density Residential Zone, R-3; 3.025 - High Density Residential/Limited Commercial Zone, R-4; 3.030 - Special Residential/Recreational Zone, SR-R; 3.040 - Commercial Zone, C-1; 3.060 - Residential Manufacturing Dwelling, RMD; 3.065 - Provisions for Flood Hazard Protection, (3)(d)(2) Coastal High Hazard Area; 3.085 - Standards, (4) Ocean Front Averaging; 4.140 deleted in its entirety; 4.141 - untitled new section; 5.025 - The Planning Commission (c) For uses ...; 6.030 - General Provisions Regarding Accessory Use, (2) An Accessory ...; 6.060 - General Exceptions to Yard Requirements; 6.070 - General Exceptions to Building Height Limitations, subsection (b) is deleted. This proposal is related to Ordinance No. 00-01 (DLCD File No. 001-00), adopted on October 4, 2000, and will be repealed in its entirety.			
Adopted Desc.	Adopted version: side yard setback set depending on wall height facing side yard, criteria defined for setting oceanfront setback when western foundation creates unfair results.			
Manzanita		001-03	7/9/2003	
Proposed Desc.	Adopt a new Transportation System Plan (Downtown Transportation Plan) consisting of four chapters, thirteen sections, five appendices, eight tables, and nine tables as an element of the comprehensive plan. Amend the comprehensive plan policies to implement the TSP. Amend the zoning ordinance, subdivision ordinance, and street standards ordinance to implement the TSP. Amend the definitions of "dwelling unit", "mixed use development", and establish setbacks for structures with mixed use development in Commercial zones, add height limitation for buildings on steeply sloping lots. This proposal was received with 12 days notice before the first evidentiary hearing.			
Adopted Desc.	Definition of "dwelling unit" not included; additional height limitation for structures on steeply sloping lots not included.			

Manzanita

Local File #

DLCD File #

Adoption Date

LUBA #

	Nehalem	Local File #	DLCD File #	Adoption Date	LUBA #
	Nehalem	NA	001-90	5/8/1990	
Proposed Desc.	Amend the zoning ordinance to add LM (Light Industrial) zone designation.				
Adopted Desc.	ADD LIGHT INDUSTRIAL TO ACCOMMODATE COMMERCIAL ACTIVITIES AND PERMITTED USES.				
	Nehalem	90-5	002-90	4/2/1991	
Proposed Desc.	Amend the zoning ordinance to add sign regulations to the Supplementary Provisions Section.				
Adopted Desc.					
	Nehalem	91-01	001-91	7/9/1991	
Proposed Desc.	Amend the zoning ordinance to: (1) define "Bed and Break- fast Enterprise"; (2) comply with state legislation regarding manufactured housing and residential care facilities; (3) clarify and amend Shoreland Development standards; (4) clarify legal counsel requirements and provisions related to estuarine and shorelands management.				
Adopted Desc.					
	Nehalem	NA	001-94	3/8/1994	
Proposed Desc.	Amend the zoning ordinance to comply with the state law (HB 2835) relating to the placement of manufactured housing.				
Adopted Desc.					
	Nehalem	CPA-96-1	001-96	4/23/1996	
Proposed Desc.	Amend the comprehensive plan policy specifically associated with Dean's Point and expanding the type of residential acres allowed. This area is in the Tillamook County Mutual Interest Area/Urban Growth Boundary.				
Adopted Desc.					

	Nehalem	Local File #	DLCD File #	Adoption Date	LUBA #
	Nehalem		001-00	8/14/2000	
Proposed Desc.	Amend the land-use zoning ordinance 80-2 to add definitions for "Hotel", "Inn", and "Transient Lodging." This proposal was received with 36 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Nehalem		002-02	3/11/2002	
Proposed Desc.	Amend the zoning map from RL, Low Density Residential to R3, Medium Density Residential for 13.45 acres, located north of Nehalem North Fork Road. This proposal was received with 16 days notice before the first evidentiary, 28 days notice before the final hearing, and without text.				
Adopted Desc.	The only change made upon adoption was a modification of Conditions of Approval #1. The change states that the property owner cannot develop more than 65 residential units, period. Originally, the Conditions of Approval #1 stated that the property owner could develop beyond 65 units if a traffic impact study was produced.				
	Nehalem		001-02	4/8/2002	
Proposed Desc.	Amend the Zoning Ordinance 80-2 in the following areas: add, delete, modify, change sixty-one definitions; add a section referring to Ordinance 2001-06 fees, charges and monetary penalties; add, delete, replace text and subsections in their entirety referring to accessory uses, structures, geologic hazard investigations, manufactured homes on individual lots, home occupation, off-street parking and loading requirements, performance bond standards, preliminary matters, applications, land use hearings, and nonconforming use. Amend the Subdivision Ordinance 80-3 add a section referring to Ordinance 2001-06 fees, charges and monetary penalties.				
Adopted Desc.	Section 13 of Ordinance 2002-01: The final sentence, starting "with respect to properly located outside this state..." was deleted prior to adoption. Also, a few misspellings were also corrected.				
	Nehalem	Ord. 2004-01	001-04	4/12/2004	
Proposed Desc.	Amend the comprehensive plan, zoning ordinance, and subdivision ordinance to add short term rental regulations; modify the commercial zone regulations, automobile-oriented section; add mixed use language; clarify off-street parking; establish and clarify design standards; add streets, right-of-ways, drainage systems; add as-builts; add a lot-line adjustment section; revise and add various definitions; and adopt a new transportation system plan section.				
Adopted Desc.	Same.				

	Local File #	DLCD File #	Adoption Date	LUBA #
Rockaway Beach Rockaway Beach	N/A	001-87A	4/28/1987	
Proposed Desc.	Amend the zoning ordinance's Flood Hazard Overlay Zone to comply with revised Federal Emergency Management Agency regulations.			
Adopted Desc.	AMEND ZONING ORDINANCE 'S FLOOD HAZARD OVERLAY ZONE TO COMPLY WITH FEMA			
Rockaway Beach	N/A	002-87A	6/23/1987	
Proposed Desc.	Amend the zoning ordinance to permit non-profit conference centers as a conditional use in the R-1 zone subject to specific standards.			
Adopted Desc.	PERMIT NON-PROFIT CONFERENCE CENTERS AS A CONDITIONAL USE IN THE R-1 ZONE			
Rockaway Beach	N/A	001-88	5/24/1988	
Proposed Desc.	Amend the zoning ordinance to set minimum setback standards in the R-2 and RMH zones.			
Adopted Desc.	SET MINIMUM SETBACK STANDARDS IN THE R-2 AND RMH ZONES .			
Rockaway Beach	89-11	002-89	4/11/1989	
Proposed Desc.	Amend the zoning ordinance from R-3 (Residential) to C-1 (Commercial) for approximately 1 acre located south of Rockaway Beach city limits within the UGB.			
Adopted Desc.				
Rockaway Beach	NA	003-89	10/10/1989	
Proposed Desc.	Amend the zoning from R-3 (Residential) to C-1 (Commercial) for approximately 0.63 acre located on Marigold Avenue and the southern end of the urban growth boundary.			
Adopted Desc.				

	Rockaway Beach	Local File #	DLCD File #	Adoption Date	LUBA #
	Rockaway Beach	90-08	004-89	1/23/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from SRR (Special Residential Resort) to R-1 (Single Family/Duplex) located from Northwest 10th to Northwest 11th Avenue, and from Miller Street to the oceanfront.				
Adopted Desc.					
	Rockaway Beach	90-16	002-90	8/14/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from RR (Residential -Resort) to C-1 (Commercial) for fourteen parcels totalling 1.5 acres located NE 17th to NE 23rd Avenue, east of US Highway 101.				
Adopted Desc.					
	Rockaway Beach	PR	001-90	8/29/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.	Adopting an urban growth boundary area joint management agreement with Tillamook County.				
	Rockaway Beach	91-04	003-90	10/23/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from SRR (Special Residential Resort) and R-R (Residential-Resort) to R-1 (Single Family/Duplex) for approximately 10 acres located between NW 12th and NW 20th Avenue, west of Miller Street.				
Adopted Desc.					
	Rockaway Beach	91-15	005-90	1/22/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from RMD (Residential Manufactured Dwelling) to R-2 (Residential-2) for approximately 7 acres located between Alder and Stark Streets. NOTE: The proposal was submitted without text.				
Adopted Desc.					

	Rockaway Beach	Local File #	DLCD File #	Adoption Date	LUBA #
	Rockaway Beach	93-03	003-93	2/9/1994	
Proposed Desc.	Amend the zoning ordinance to comply with HB 2835 regarding the placement of manufactured housing in all areas planned for single family residential use within the urban growth boundary.				
Adopted Desc.					
	Rockaway Beach	NA	001-93	3/24/1994	
Proposed Desc.	Amend the zoning ordinance to: add definition of dwelling unit and open space; add new minimum lot dimensions for smaller lots; add minimum landscaping percentages for residential lots; eliminate residential setback requirements in the C-1 (Commercial) zone; revise road standards; make changes to the general exception to lot size requirements and the building height limitations.				
Adopted Desc.					
	Rockaway Beach	93-12	001-94	6/8/1994	
Proposed Desc.	Amend the zoning ordinance to correct typographical errors in numerical references.				
Adopted Desc.					
	Rockaway Beach	95-Z1 & Z2	001-95	1/2/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning): (1) From Residential Resort (and RR) to Lower Density Residential (and R-3); and (2) From Lower Density Residential (and R-3) to Residential Resort (and RR) on a land action known as the Cogan Zone Change.				
Adopted Desc.					

	Tillamook	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook	PA-1-87	001-87A	3/16/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.					
	Tillamook	Section 19.1	001-88	11/7/1988	
Proposed Desc.	Amend the zoning ordinance to establish requirements for areas designated Public and Semi-Public.				
Adopted Desc.	DESIGNATE LAND USE AREAS AS PUBLIC & SEMI-PUBLIC				
	Tillamook	ORD.1043	001-90	7/2/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to adopt public facility construction requirements to be applied within the Urban Growth Boundary.				
Adopted Desc.	AMENDING SECTION OF ORDINANCE RELATING TO PUBLIC WORKS CONSTRUCTION STANDARDS. ADOPTED BY BOTH THE CITY AND THE COUNTY.				
	Tillamook	OA 91-2	004-91	1/21/1991	
Proposed Desc.	Amend the zoning ordinance to comply with state statutes regarding manufactured housing (HB 2863).				
Adopted Desc.					
	Tillamook	OA 91-1	003-91	9/16/1991	
Proposed Desc.	Amend the comprehensive plan to take an exception to for a Playless Drug Store on 1.2 acres located east at east Hoquarton Slough Forested Freshwater Wetland.				
Adopted Desc.					

	Tillamook	Local File #	DLCD File #	Adoption Date	LUBA #
	Tillamook	OA 93-1	001-93	9/20/1993	
Proposed Desc.	Amend the zoning ordinance to make numerous text changes previously submitted in March 1991 as part of periodic review. NOTE: Previous proposal file #001-91 has been closed out.				
Adopted Desc.					
	Tillamook	ZC-93-1	002-93	5/2/1995	
Proposed Desc.	Amend urban growth boundary to include approximately 4.5 acres. Amend the comprehensive plan and zoning from Tillamook County F-1 (Farm) to city CH (Highway Commercial) located on the west side of Highway 101 N, between Hall and Dougherty Sloughs. The proposal includes an exception. Note: This is a revised proposal and includes a new hearing date.				
Adopted Desc.					
	Tillamook	OA-96-1	001-96	3/18/1996	
Proposed Desc.	Amend the Land Use Regulations to: 1) add definitions; 2) amend the appeal process to City Council regarding Council visiting sites; 3) add provisions applying to special uses; 4) add adult business; and, 5) increase application fees.				
Adopted Desc.					
	Tillamook	ZC-96-1	002-96	10/8/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Public & Semi-Public (and Public & Semi-Public) to Medium Density Residential and Office (and Multi-Family Residential) on 8.54 acres located on the east end of town, the south side of Brookfield Road.				
Adopted Desc.					
	Tillamook	TSP	001-03	12/10/2003	
Proposed Desc.	Adopt a new Transportation System Plan and implementing ordinances to update the comprehensive plan, zoning ordinance, and subdivision ordinance. This proposal was received with 8 days notice before the first evidentiary hearing, and without text.				
Adopted Desc.	Adoption changes the Bicycle and Pedestrian Plan, Transportation Facilities in Resource Zones, Oregon Highway Plan, Layout of Local Streets, Narrow Street Standards, and Arterial Street Standards.				

	Wheeler	Local File #	DLCD File #	Adoption Date	LUBA #
	Wheeler	n/a	001-87A	6/16/1987	
Proposed Desc.	Amend the zoning ordinance's Flood Hazard Overlay zone to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	FLOODPLAIN REGULATIONS				
	Wheeler	N/A	002-87A	8/18/1987	
Proposed Desc.	Amend the zoning ordinance to delete Section 1.050(5) which states: "exclude all estuarine areas other than natural from the City UGB, including those areas landward on U.S. Highway 101.				
Adopted Desc.	DELETES NOW OBSOLETE REFERENCES TO PLANNING FOR NEHALEM BAY SINCE THEY CITY HAS NOW ADOPTED THE COUNTY PLAN FOR THE AREA				
	Wheeler	N/A	003-87B	10/20/1987	
Proposed Desc.	Amend the Residential 2 (R2) and General Commercial (GC) zones to allow RV Parks as a conditional use. Revise the city's RV Park standards.				
Adopted Desc.	PERMIT RV PARKS IN R-2 AND GC ZONES, AMEND THE RV PARK STANDARDS				
	Wheeler	NA	001-88	10/18/1988	
Proposed Desc.	Amend the zoning ordinance to add standards for Bed and Breakfast facilities.				
Adopted Desc.	ADD STANDARDS FOR BED AND BREAKFAST FACILITIES.				
	Wheeler	PC 91-01	001-91	7/16/1991	
Proposed Desc.	Amend the zoning ordinance to allow the permanent placement of a recreational vehicle, to be used only for recreation or vacation purposes by members of the recreational vehicle park.				
Adopted Desc.					

Wheeler	Local File #	DLCD File #	Adoption Date	LUBA #
Wheeler	NA	001-93	4/19/1994	
Proposed Desc.	Amend the zoning ordinance to comply with the state law (HB 2835) relating to the placement of manufactured housing.			
Adopted Desc.				
Wheeler	94-ZC-1	001-94	10/18/1994	
Proposed Desc.	Amend the zoning ordinance to: add prohibited uses to the GB, (General Comm), R-1, R-2 (Residential) zones; comply with the state law (HB 2835); add supplementary provisions for clearing, cutting and filling, tree removal, and landscaping; make changes to off-street parking and loading requirements; replace Administrative Provisions Acticle with a Public Deliberations and Hearing Article; make miscellaneous other changes.			
Adopted Desc.				
Wheeler	98-ZI	001-97	2/17/1998	
Proposed Desc.	Amend the zoning ordinance to clarify language involving the long-term placement of a trailer or recreational vehicle by members or prospective members of a RV park to no more than 25 spaces or 25% of the total RV park spaces.			
Adopted Desc.				
Wheeler	Z-2002-01	001-01	3/19/2002	
Proposed Desc.	Amend the zoning ordinance to add a subsection stating no water service will be provided to a new development within a Floodplain when a practicable non-flood plan site is available.			
Adopted Desc.	Same.			
Wheeler	Z-2003-01	001-03	10/21/2003	
Proposed Desc.	Amend the zoning code to establish a Historic Resource Overlay Zone to allow preservation and maintenance of historic properties.			
Adopted Desc.	The proposed amendment did not specify the process required to establish a Local Historic Landmark.			

	Wheeler	Local File #	DLCD File #	Adoption Date	LUBA #
	Wheeler	CP-2003-01	003-03	5/18/2004	
Proposed Desc.	Amend the comprehensive plan text to correct inconsistencies and revise sections resulting from final publication of the last Periodic Review and implement a policy to add the Historic Preservation Overlay Zone.				
Adopted Desc.	Same.				
	Wheeler	Z-2003-02	002-03	5/18/2004	
Proposed Desc.	Amend the zoning ordinance Article 1 - height of building, recreation vehicle and sign subsections; Article 9 - FHO Zone-Flood Hazard Overlay; Article 18 - Administrative Provisions to update the areas dealing with Flood Hazard and to comply with the Federal Emergency Management Agency's last review of floodplain regulations.				
Adopted Desc.	Same.				
	Wheeler	SDO-2003-01	004-03	5/18/2004	
Proposed Desc.	Amend the subdivision ordinance to add a definition and process for lot line adjustments.				
Adopted Desc.	Same.				