



210 Laurel Avenue
Tillamook, OR 97141
503-842-3443

NOTICE OF PUBLIC HEARING

THIS IS TO NOTIFY YOU THAT THE CITY OF TILLAMOOK HAS PROPOSED LAND USE ZONE CHANGES (CITY FILE: #ZC-16-01) AND ORDINANCE AMENDMENTS (CITY FILE: #ZOA-16-01) THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

NOTICE TO MORTGAGEE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

There will be two (2) legislative public hearings held on the proposal.

- First, the Tillamook City Planning Commission will hold a legislative hearing on **February 18, 2016 at 7:00 p.m.** in the City Council Chambers at Tillamook City Hall, 210 Laurel Avenue, Tillamook, OR.
- Second, Tillamook City Council Hearing on **March 7, 2016** in the City Council Chambers at Tillamook City Hall, 210 Laurel Avenue.

Creation of the Hoquarton Waterfront Overlay District, under application #ZC-16-01, including the following properties:

- 1) Land north of First Street, east of Main Avenue, including 1S9W30BC Tax Lots 300, 400, 500, 700, 900, 1100, 1200, 1300, and 1400; 1S9W30BB Tax Lot 1500;
- 2) Land north of First Street and Second Street, between Main Avenue and Elm Avenue, including 1S10W25AD Tax Lots 401, 501, 502, 600, 700, 701, 900, 1000, 1100, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2400, 2900, 5400, 5500, 5600, 5700, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, and 7700;
- 3) Land north of First Street, between Elm Avenue and Cedar Avenue, including 1S10W25AC Tax Lots 200, 300, 500, 700, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 1901, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3501, 3600, and 4501;

This proposal also includes amendments to sections of the City Code of Ordinances and City Comprehensive Plan, for the Hoquarton Waterfront Overlay (HWO) District under application #ZOA-16-01 and #PA-16-01.

In 1998, Oregon voters passed a law known as Measure 56. This law requires a notice be mailed to landowners when a change in land-use laws is proposed including zone changes which might limit the use of their property. Measure 56 requires the City of Tillamook to use the wording below in all such notices.

State Law requires that the City provides the following statement: The City of Tillamook has determined that the adoption of the proposed zone changes may affect the permissible uses of your property, and other properties in the proposed rezone, and may change the value of your property per ORS 227.186. But the City of Tillamook does not know how these zone changes might affect the value of your property, if at all.

The proposed zone changes and amendments to Tillamook City Code of Ordinances, Title XV, §153, Tillamook City Comprehensive Plan Map and Zoning Map, and Tillamook City Comprehensive Plan are available for inspection at the Tillamook City Hall (located at 210 Laurel Avenue), and the Tillamook County Public Library (1716 Third Street). A copy of the amendments to §153, the proposed findings, and associated exhibits can be viewed at <http://www.tillamookor.gov>, and also is available for purchase at a cost of \$0.25 per page at the City Planning Department, Tillamook City Hall, 210 Laurel Avenue, Tillamook). Please allow one week for mailing.

For additional information concerning the proposed zone changes and amendments to selected sections of §153, you may call the City Planning Department at 503-842-3443, dmattison@tillamookor.gov – please leave your name, a daytime phone number, and a property location such as an address.

The City has initiated this land use action. The City of Tillamook Planning Commission is considering a recommendation of the proposed zone changes and amendments.

HOW TO PARTICIPATE OR SUBMIT COMMENTS: Written comments should be directed to the City Planning Department or submitted during the public hearing on February 18, 2016. Copies of the proposed amendments are available for inspection at City Hall, 210 Laurel Avenue, Tillamook, Oregon. Any interested party may testify at the hearing or submit written testimony at or prior to the hearing. Written comments will be accepted until the close of the public hearing. Oral statements and testimony must be given at the public hearing.

You are receiving this notice because you own property that is located within the Tillamook City Urban Growth Boundary that will be impacted by this proposal.

APPLICABLE REVIEW/APPROVAL CRITERIA: Applicable criteria include but are not limited to: City of Tillamook Code of Ordinance, 153.028, Amendment Criteria, Procedures for Zoning Rezoning and Amendments to Ordinance Text. These criteria also require compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-004, 660-012, 660-014, 660-015, 660-022, and Oregon Revised Statutes 197.732.

This notice contains specific language contained in Oregon Revised Statutes (ORS) 227.186 so that the city complies with the requirements of ORS 227.186 as enacted by Ballot Measure #56 approved by the Oregon voters in November 1998. The full text of the statute may be found at: <http://www.leg.state.or.us/ors/227.html>