



DEPARTMENT OF COMMUNITY DEVELOPMENT  
*BUILDING, PLANNING & ON-SITE SANITATION SECTIONS*

201 Laurel Avenue  
Tillamook, Oregon 97141

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*Land of Cheese, Trees and Ocean Breeze*

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October 27, 2009

To: Dale W. Bernards  
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PO Box 25487  
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A handwritten signature in cursive script that reads "Butch".

From: Gerald 'Butch' Parker, Director  
Tillamook County Community Development  
201 Laurel Avenue  
Tillamook, Oregon 97141

Reg: Development on Bayocean Spit

This letter is a follow up of our e-mail to you on Thursday October 22<sup>nd</sup>. We have previously provided copies of the Tillamook Comprehensive Plan sections of Goal 17, Coastal Shorelands, that pertain to this proposed development. Section 6.1, b, (2) *Uses Allowed: Gracing and other farm uses(excluding farm structures) which do not require a building, development or mobile home or recreational vehicle placement permit from Tillamook County, or a division of State Lands or US Army Corps of Engineers permit.*

Farm uses that do not require permits are allowed. Some agricultural structures do not require building permits. Farm uses 'excluding structures' means that those agricultural structures that normally do not require building permits are 'NOT' allowed on Bayocean spit. Septic systems requiring County permits are 'NOT' allowed. Care taker housing is 'NOT' allowed.

Single Family residences are allowed as a conditional use in this zone. Section 6.040 Review Criteria for conditional uses, (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.* A single family residence would not be allowed in this particular location as a conditional use, as it would not be consistent with the Comprehensive Plan goals and policies that address Bayocean Spit properties.

Oregon Revised Statutes 215 identifies farm uses and allows farm related dwellings and accessory structures. Grazing of goats and horses would be farm use by definition, if they would produce income in some way, but farm related dwellings and accessory structures would not be allowed on Bayocean spit as we have discussed above. You can graze livestock or grow crops but nothing else as farm use on this property. If you are farming in the hopes of building a residence, the Comprehensive Plan will not allow that to happen.