

# Tillamook Wetlands Pilot Project Update

## SB 1517 (2016)



Bryan Pohl, Tillamook County  
Lisa Phipps, Tillamook Estuaries Partnership  
Chad Allen, Victor Dairy, LLC

May 16, 2017

# Pilot Project Overview

- SB 1517 (2016) authorizes Tillamook County to do two things:
  - Enact an ordinance to require a conditional use permit for the creation, enhancement or restoration of wetlands
  - Engage in a planning process to evaluate agricultural and wetland potential and priorities within the county
- Requires a report back to the legislature every biennium
- 10-year pilot project

# SB 1517: Ordinance Adoption

- Under SB 1517, the ordinance adopted by county:
  - May only consider impacts to neighboring farmland under ORS 215.296 (County can't adopt additional conditions).
  - Must create a process for an application to enter into a collaborative process.
- County Commission voted in April to launch ordinance adoption process.



# Next Steps: Ordinance Adoption

- Next steps:
  - Draft ordinance and TAC review
  - Notification and Public Comment
  - Hearing by Commission
- Anticipate adoption in Q3 2017



# SB 1517: Planning Process

- Planning project goals for lands zoned for exclusive farm use:
  - Identify areas that are suitable for future wetland creation, restoration or enhancement projects; and
  - Designate areas as priority areas for maintenance of agricultural use.
- To meet these goals, the project will consider:
  - The historic and current location and quantity of wetlands within the county;
  - Agricultural interests within the county, and the land use patterns necessary for the stability of agricultural and associated farming practices;
  - The amount and location of potential wetland projects that would provide the greatest benefits to fish recovery, fish and wildlife habitat, flood mitigation and other values;
  - Locations where future wetland projects would be most likely to provide the greatest benefits to fish recovery, fish and wildlife habitat, flood mitigation and other values while remaining compatible with the land use patterns necessary for the stability of agricultural and associated farming practices;
  - Locations where wetlands is likely to materially alter the stability of the agricultural land use patterns or cause a significant change to farming practices, alone or with other wetlands; and
  - Locations or other land use arrangements that could best enable fish recovery, fish and wildlife habitat, flood mitigation and other values in a manner that compliments the land use patterns necessary for the stability of agriculture.

# SB 1517: Planning Process

- Tillamook County formed a Technical Advisory Committee (Fall 2016)
  - Members include: Tillamook County Farm Bureau, Oregon Farm Bureau, Tillamook Estuaries Partnership, The Nature Conservancy, ODA, ODFW, DLCD, Tillamook County Creamery Association, and Tillamook County
- County raised \$150,000 from OWEB, conservation community, and agricultural community to hire planning consultant
- Cogen, Owens & Greene hired in February 2017
- The consultants have begun to meet with the TAC

# Next Steps: Planning Process



- Consultants will compile information received by TAC on all of the factors SB 1517 directs the county to consider in the planning process
- Consultants and TAC will seek public input
- Commission will review the draft plan and adopt final plan as a comprehensive plan amendment along with ordinances implementing the plan and streamlining conditional use process
- We are early in the process, refining data sources, reviewing COG work product and seeking feedback from interested parties