



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503-842-3408

Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000028-PLNG:
Slavens – two-family dwelling not associated with an active business.**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: February 12, 2025**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-25-000028-PLNG: A Conditional Use request for the placement of a two-family dwelling not associated with an active business, on a property within Unincorporated Community of Beaver located at 19990 Blaine Road, a County Road, and designated as Tax Lot 4100 in Section 30DA of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Community Commercial (CC). The applicant is Lucas Slavens. The property owners are Lucas and Sarah Slavens.

Written comments received by the Department of Community Development prior to 4:00p.m. on February 26, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, February 27, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

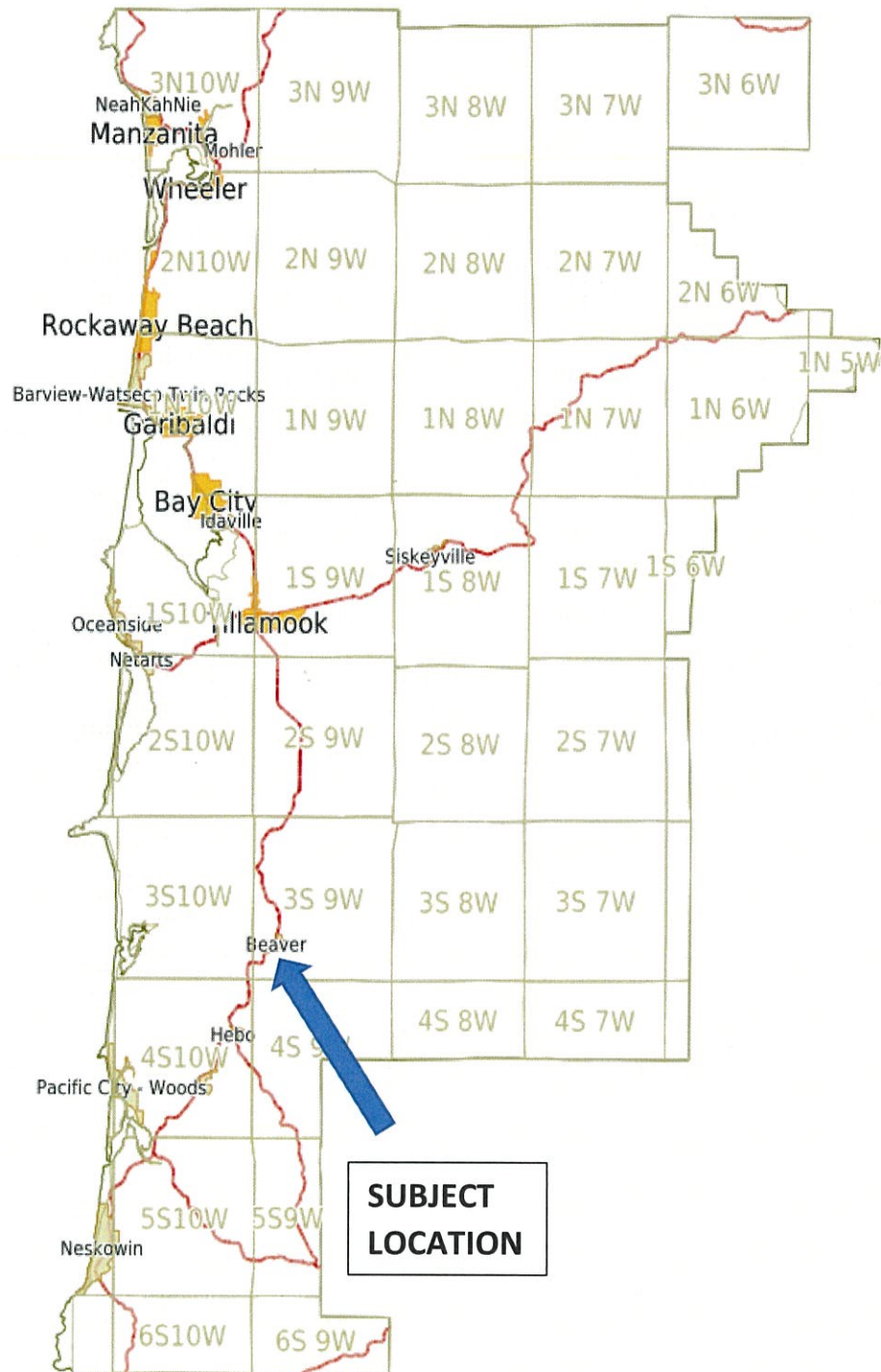
SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

EXHIBIT A

VICINITY MAP



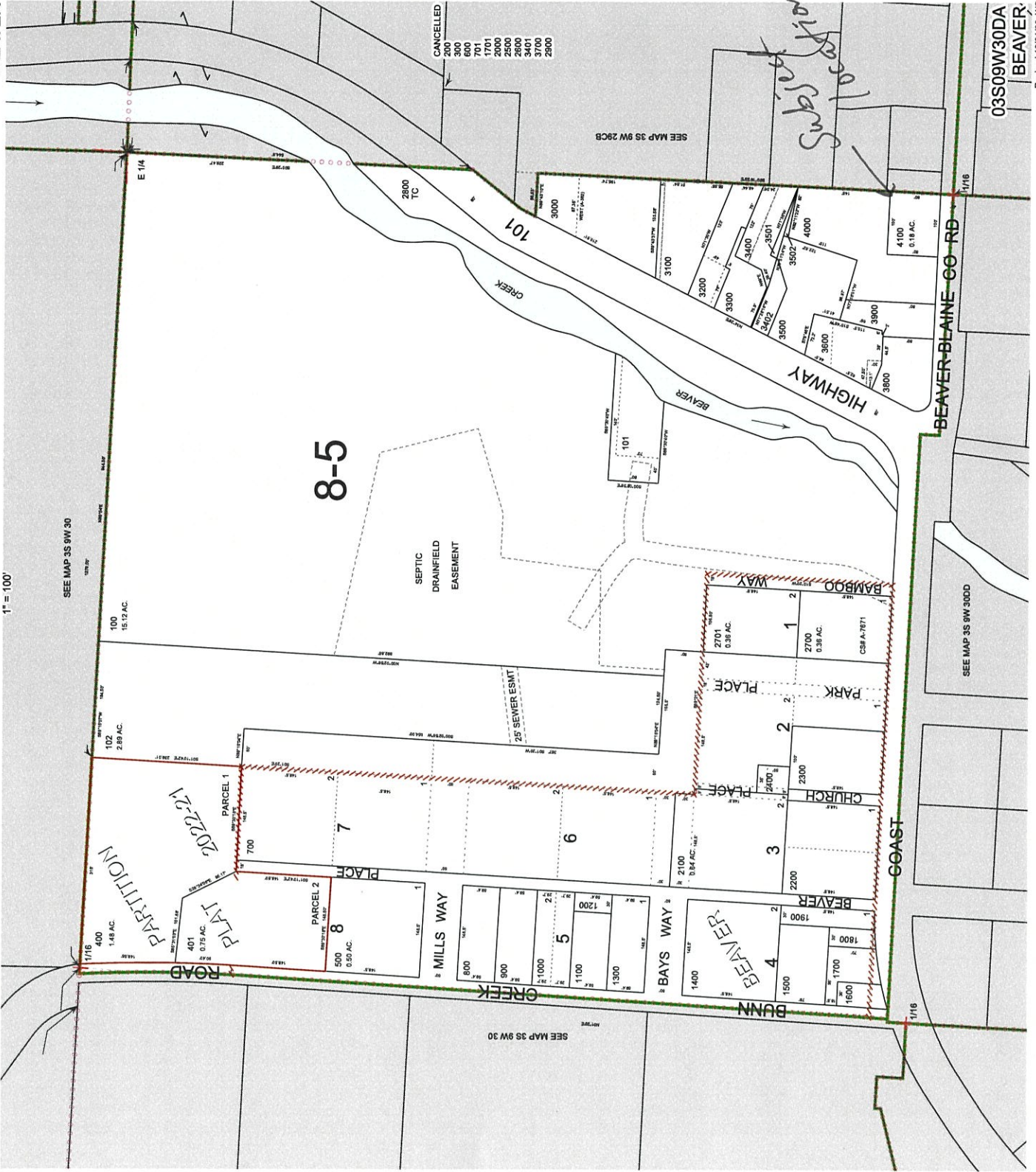
#851-25-000028-PLNG:
Slavens

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.E. 1/4 S.E. 1/4 SEC. 30 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

1" = 100'

03S09W30DA
BEAVER



03S09W30DA
BEAVER

Revised 12/01/23, WS

Map

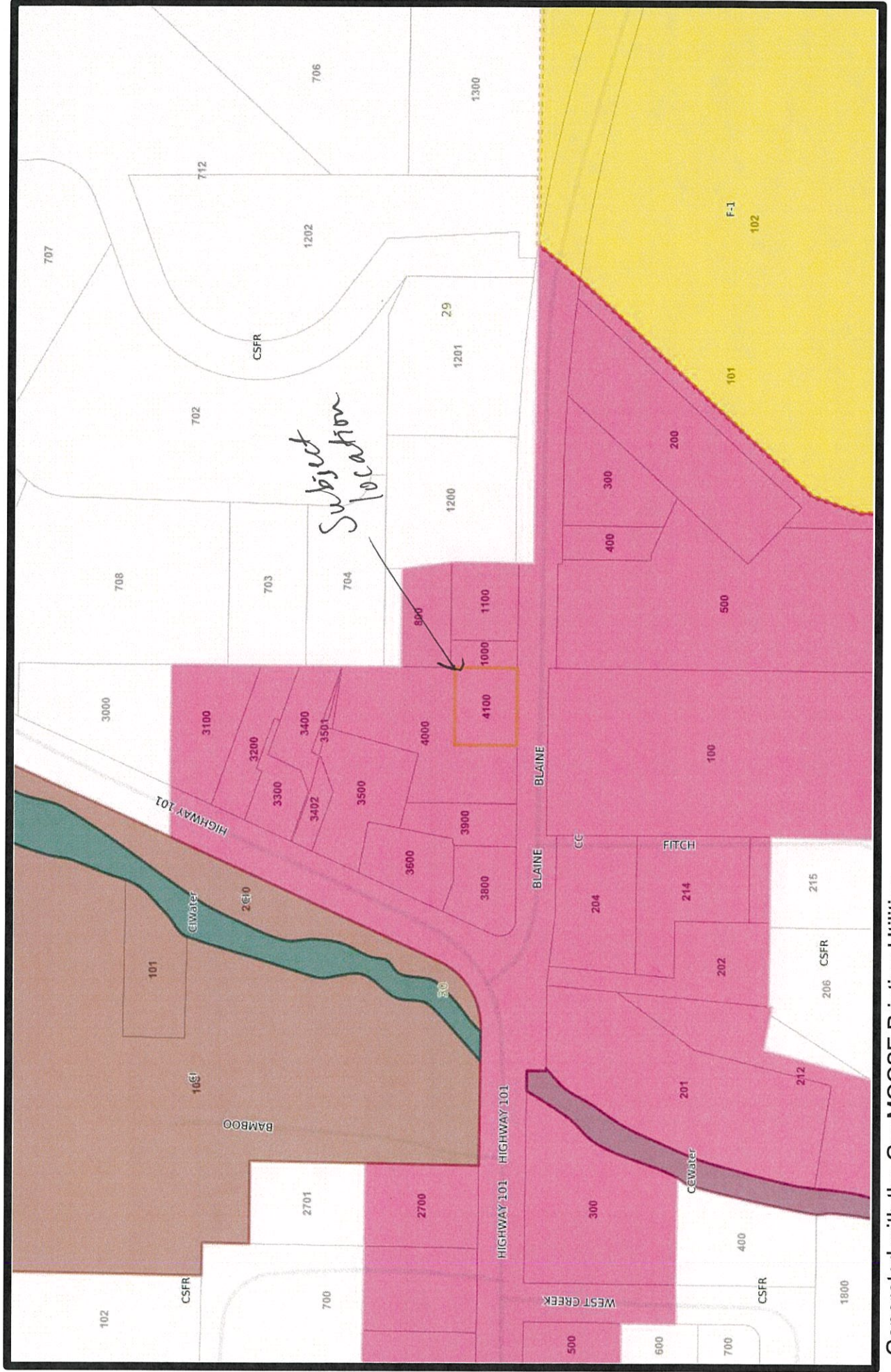


EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	JAN 23 2025
BY:	counter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	81723
Fees:	\$1,575.00
Permit No:	851-25-00028 -PLNG

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Property Owner

Name: LUCAS SLAVENS Phone: 503-812-6975
 Address: 19990 BLAINE RD
 City: BEAVER State: OR Zip: 97108
 Email: LUCASLAVENS@gmail.com

Request: REPLACE Single Family on COMMERCIAL prop
with DUPLEX.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

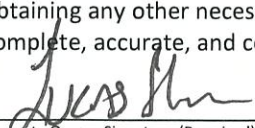
Location:

Site Address: 19990 BLAINE RD
 Map Number: 35 9W 300A 4100
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.


 Property Owner Signature (Required)

01-20-25
 Date

Applicant Signature

Date



Type II Conditional Use Review

Applicant/Owner: Lucas and Sarah Slavens

Request: Seeking approval to replace a current single family dwelling with a duplex on a commercially zoned lot.

Location: 19990 Blaine Rd, Beaver.
T3S R9W Section 30DA Tax Lot 4100

Conditional Use Review Criteria

A conditional use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied:

- (1) The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.**

Response: The site is commercially zoned and a duplex dwelling can be conditionally permitted on a commercial lot.

- (2) The use is consistent with the applicable goals and policies of the comprehensive plan.**

Response: Not only is the proposed use consistent with the comprehensive plan, it also is consistent with how the property is currently being used.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.**

Response: The lot is suitable for the proposed use, please reference the attached plot map which indicates the proposed structure fits within all specified setbacks while still leaving appropriate space for an approved on-site septic system as designed by lot owner and Tillamook County On-site Sanitation Department Representative, see attached. Beaver Water District has existing service and indicates that the proposed use is consistent with neighboring practices. NRFPD has also attached an Approved Fire letter.

- (4) The Proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.**

Response: The proposed use is consistent with surrounding properties, and will ultimately improve the appeal of the surrounding properties as the proposed plan

includes the removal of an aged and unrepaired structure in an area surrounded by residential dwellings.

- (5) The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills.**

Response: The proposed use will have no effect on existing solar energy systems, wind energy conversion systems, or windmills.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.**

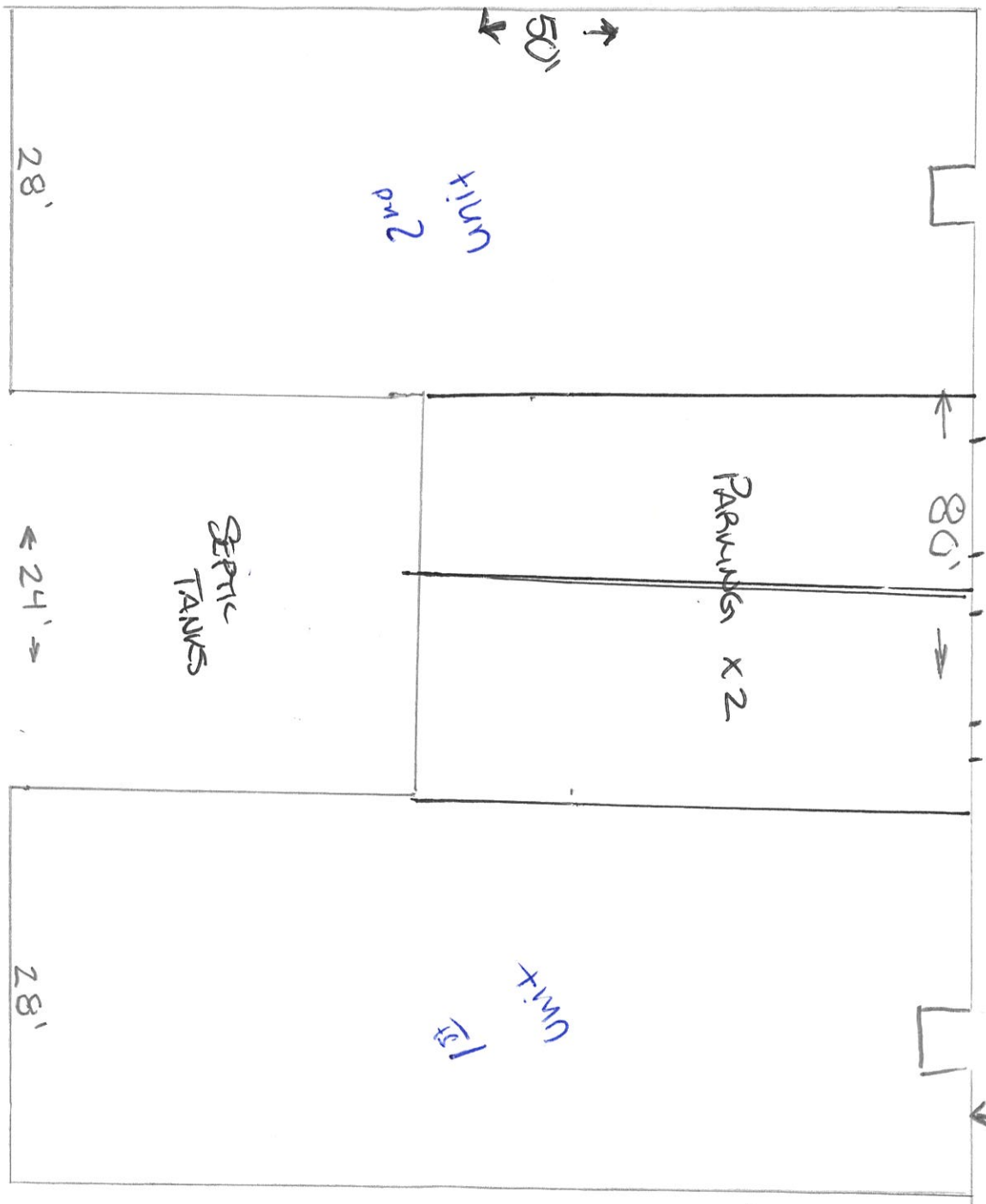
Response: The proposed use will utilize the existing facilities in the area, which are already built to accommodate similar uses in the proposed area. As previously mentioned in adding letters from Beaver Water District, Nestucca Fire, and a proposal for a Major Septic repair that will allow all sanitation systems to remain on property.

BLAINE RD
1003

← 100'

30' ↓

5' →



PARADES x 2

80'

PARADES x 2

UNIT
28'

50' ↓

28'

SEPTIC
TANKS

← 24' →

20' SET BACK

UNIT
28'

28'

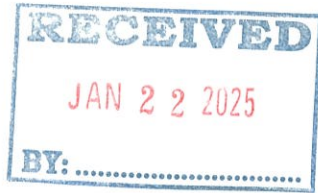
DRAIN FIELD

10' ↓

5' →

↑ N

RECEIVED
 JAN 22 2025
 BY:



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Land of Trees, Cheese, and Ocean Breeze

November 6, 2024

Lucas Slavens
30555 Blaine Road
Beaver, OR 97136

RE: T03S R09W Sec. 30DA, Tax Lot #4100
Road Approach Permit #6875
Blaine Road; Tillamook County Road #858

Dear Lucas:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

Historical records have been searched to verify if any prior road approaches had been approved for the subject tax lot. No permit was found on record, but an existing approach has been constructed on this tax lot in the past and does meet the required specifications of Ordinance #44. This application will be processed for the existing approach.

This permit is issued to authorize the existing road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. Any permanent construction upon the subject tax lot will require review and appropriate land use and development permits issued by the Tillamook County Department of Community Development. The issuing of this road approach permit in no way authorizes any construction or change of use of the subject parcel.

No portion of the right of way of the adjacent county road is to be used for overnight or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manner subject to condition #3 below.

By this reference your signed application and proposed engineering design are incorporated into this permit.

Road Approach permit #6875 is **Approved** with the following conditions:

1. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
2. Prior to the commencement of any work in public rights of way under Tillamook County Jurisdiction, by contractors or private parties, certification of liability insurance is required to be reviewed and accepted by the Tillamook County Public Works Department.
3. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.
4. No concrete work or landscaping is allowed in the county right of way without prior approval.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

Before use of the road approach, all improvements of the road approach shall be completed, except paving. [As stated in Ordinance #44 on page 6 &7, Section V-E.]


Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- A. Phase I inspection is for sub-grade prior to rock base and verification of the sight distance.
- B. Phase II inspection of completed rock base and approach grade.
- C. Final Completion of all requirements by 18 months from date of issue.

No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way. All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Thursday.

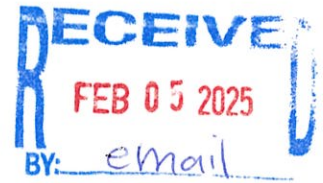
Sincerely,



Gregory A. Cickavage, LSI
Engineering Technician II

Cc: Shelia Shoemaker, Tillamook County DCD, by email
Steven Fournier, Charter Communications, by email
Travis Vaughn, Lumen, by email
James Aman, Zachary Hudspeth, Tillamook PUD, by email

Beaver Water District
PO Box 306
Cloverdale, OR 97112
503-457-3570
beaverwaterdistrict@outlook.com



WATER AVAILABILITY

Date: 01/27/2025

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S 09 Range: 30 Section: DA Tax Lot: 04100

Physical Address: 19990 Blaine Road

According to our records the legal owner is: Lucas Slavens

Outstanding liens against the property listed above for Water: \$ 97.22 current bill

System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00 Received By: _____

**Per Unit*

Check Number: _____ Acct. No.: _____

COMMENTS: An Application of Service and new building plan will need to be submitted to the

BOD to determine additional SDC fees, if any.

 Administrator
Signature of Authorized Representative, Title

****No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**



NESTUCCA RURAL FIRE PROTECTION DISTRICT
30710 Highway 101 South
Cloverdale, Oregon 97112

RECEIVED
FEB 05 2025
BY: email

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or
Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 3S 09W 30 da 4100

Water Source: Water District Beaver
X Well * Creek * Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

***** **Fire District to complete information below** *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
 - Road Gradient is less than 10% Road width clearance of 20'
 - Road Gradient is between 10-15% Road height clearance of 13'6"
- The road access is not passable for Emergency Vehicles
 - Road Gradient is greater than 15% Private Bridge does not meet GVW
 - Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
 - Residence is within 1,000' of hydrant Available water per NFPA 1142
 - Sprinkler system installation Fire wall installation to reduce size
- There is not adequate water available to the property for Fire Suppression
- Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC, Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder

Title: Fire Chief

Signature *James Oeder*

Date: 02/05/2025