



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-25-000028-PLNG: SLAVENS APPROVED AS MODIFIED

STAFF REPORT

Staff Report Date: March 28, 2025

Report Prepared By: Sheila Shoemaker, Land Use Planner *SS*

I. GENERAL INFORMATION:

Request: A Conditional Use request for the placement of a two-family dwelling not associated with an active business in the Community Commercial (CC) zone located in the Unincorporated Community of Beaver (Exhibit B). *(Modification consists of an amendment to the site plan to reflect the required 20-foot rear yard setback of the Community High Density Urban Residential (CR-3) zone.)*

Location: The subject property is accessed via Blaine Road, a County Road, and is designated as Tax Lot 4100 in Section 30DA of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon 'Exhibit A'.

Zone: Community Commercial (CC) (Exhibit A)

Applicant: Lucas Slavens, 30555 Blaine Road, Beaver, OR 97108

Property Owner: Lucas and Sarah Slavens, 30555 Blaine Road, Beaver, OR 97108

Property Description: The subject property is approximately 0.18 acres in size, relatively flat, vegetated with grasses and shrubs and is improved with a concrete driveway and hay cover structure that covers the existing single wide mobile home to be replaced by a two-family dwelling (Exhibit A).

There is no wetland, or other mapped natural features, it is not within an area of Geologic Hazard or a Beach and Dune Hazard area (Exhibit A). The subject property is not located within area of Special Flood Hazard per FEMA Firm #41057C0740F dated September 28, 2018 (Exhibit A).

The subject property is zoned Community Commercial (CC) as depicted on the zoning map included in (Exhibit A). The applicant is proposing the placement of a two-family dwelling not associated with an active business, which is a use subject to Conditional Use review and approval in the CC zone (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.022: Community Commercial (CC) Zone
- B. Section 3.016: Community High Density Urban Residential (CR-3) Zone
- C. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.022: Community Commercial (CC) Zone

PURPOSE: The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. Land that is suitable for the RC zone is suitable for the CC zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.

1. Section 3.022(3)(a) Uses Permitted Conditionally

- ...
- (a) One or two-family dwelling not associated with an active business.*
- ...

Findings: Staff finds that conditional use approval is required for the existing single wide mobile home to be replaced by a two-family dwelling.

2. Section 3.022(4)(a) Standards

- ...
- (a) The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the CR-3 zone.*
- ...

Findings: Staff finds this requirement can be met through compliance with Conditions of Approval.

B. Section 3.016: Community High Density Urban Residential (CR-3) Zone

PURPOSE: The purpose of the CR-3 zone is to designate areas for a medium- to high density mix of dwelling types and other, compatible, uses. The CR-3 zone is intended for densely-developed areas or areas that are suitable for high-density urban development because of level topography and the absence of hazards, and because public facilities and services can accommodate a high level of use.

1. Section 3.016(2)

- ...
- (a) One, two, three, or four-family dwelling*
- ...

2. Section 3.016(4)(a) Standards

- ...
- (a) For a single family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single-family dwelling. Each additional dwelling unit shall require 2500 square feet additional area on slopes of 20 percent or less, and 3000 square feet additional area otherwise. Where public*

sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.

...

(d) The minimum front yard shall be 20 feet

(e) The minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 15 feet.

(f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet.

...

Findings: The applicant is proposing to replace an existing single wide mobile home with a two-family dwelling (Exhibit B). Staff finds the property is relatively flat, approximately 7,840 square feet (.18 acres) (Exhibit A) and has an approved septic repair permit for a duplex (two-family dwelling) (Exhibit D).

Because the applicant is proposing to construct a two-family dwelling on the subject property, the development standards of the CR-3 zone apply. In review of the Applicant's site plan, a 10-foot rear yard setback is proposed (Exhibit B). The proposed setback does not comply with the required rear yard setback of the CR-3 zone.

Staff met with the Applicant on March 6, 2025, to discuss the site plan and 20-foot rear yard setback requirement of the CR-3 zone. At the meeting, it was determined that the footprint of the two-family dwelling can be modified (reduced) to ensure the 20-foot rear yard setback could be met.

In an email dated March 12, 2025, the Applicant confirmed that the building footprint would be altered to adhere to the required setbacks of the CR-3 zone (Exhibit B).

Staff find that the proposal, as modified, can adhere to the setback requirements CR-3 zone, and that adherence to the CR-3 setbacks can be met through compliance with Conditions of Approval.

C. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

- 1. Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property.

Findings: Notice of the Conditional Use request was mailed to property owners within 250-feet and affected agencies on February 12, 2025. Comments were received by Beaver Water District stating that a two-family dwelling may require a second water meter on the property (Exhibit C).

- 2. Section 6.040 Review Criteria**

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

Findings: The applicant is proposing to replace the existing single wide mobile home with a two-family dwelling not associated with an active business with a two-family dwelling not associated with an active business. As stated above, the use is permitted conditionally in the Community Commercial (CC) Zone

(Exhibit B). The minimum lot dimensions and yard setbacks, and the maximum building heights for structures containing only residential uses, shall be the same as in the CR-3 zone. Staff finds this criterion can be met through the Conditions of Approval.

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

Findings: The Applicant's submittal states the proposal is consistent with the goals and policies and is also consistent with how the property is currently being used (Exhibit B).

The TCLUO is an implementing document of the Tillamook County Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance can be presumed to be consistent with the Tillamook County Comprehensive Plan.

Staff concludes this criterion is met.

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

Findings: The Applicant states that the proposed structure fits within all specified setbacks while still leaving appropriate space for an approved on-site septic system (Exhibit B).

A single wide mobile home and hay cover currently exists on the subject property (Exhibit A). The subject property is also improved with a concrete driveway and is relatively flat with grass and shrubs (Exhibit D). The subject property is approximately .18 acres in size, is rectangular in shape and demonstrates on the proposed site plan to have adequate area to support the proposed two-family dwelling (Exhibit B). As mentioned above, there are no known natural features that exist on this subject property (Exhibit A).

Staff concludes this criterion is met and can be met through the Conditions of Approval.

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.*

Findings: Applicant states the proposed use is consistent with surrounding properties, will improve the areas appeal and is surrounded by residential dwellings (Exhibit B).

Residential uses within the Community Commercial (CC) zone 'Exhibit A' have been established on the adjacent properties to the north, east and west, and consist of single-family dwellings and a multi-family dwelling. The adjacent property to the south is improved with a structure that historically operated as a school.

The proposed development maintains access via a County Road, with a site plan demonstrating adequate area for off-street parking within the boundaries of the subject property (Exhibit B).

Given the established uses in the vicinity and demonstration that all uses associated with the proposed two-family dwelling can be accommodated within the property boundaries, Staff finds the proposal 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 (Exhibit B).

Staff concludes this criterion is met and can be met through the Conditions of Approval.

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

Findings: Applicant states *the proposal will not have any detrimental effects on the existing energy systems 'Exhibit B'*. Staff did not identify any solar energy systems, wind energy conversion systems or windmills in the area.

Staff conclude this criterion is met.

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

Findings: Applicant is proposing the replacement of an existing single wide mobile home with a two-family dwelling. The applicant states the proposed use will utilize the existing facilities in the area and submitted with his application a two-page Road Approach Permit from the Tillamook County Public Works Department dated November 6, 2024, a water availability letter from the Beaver Water District dated January 27, 2025, and a Fire Protection approval form from the Nestucca Rural Fire dated February 5, 2025 'Exhibit B'.

County records consist of a Septic Permit for a Major Repair for a duplex (two-family dwelling) issued February 5, 2025, and the same two-page approved road approach from Tillamook County Public Works dated November 6, 2024, along with several pages including the road approach application, a site plan, photos of existing paved approach, concrete driveway and existing single wide mobile home and hay cover 'Exhibit D'.

Long-established existing public facilities and services in this area include the Nestucca Rural Fire District, Tillamook County Sheriff, Beaver Water District and Tillamook People's Utility District (PUD). As mentioned previously, the subject property is accessed via a county road.

Given the existence of public services and facilities in the area in relation to the proposed construction of a two-family dwelling, Staff finds the proposed use is timely and any requirements for service provider letters can be required through Conditions of Approval. Any additional sanitary needs can be accomplished through permitting an onsite wastewater treatment system as reflected in the Conditions of Approval listed below.

Staff finds that this criterion can be met through compliance with the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, that the applicant has satisfied/or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary

local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM** on **April 9, 2025**.

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS and 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a Consolidated Building/Zoning Permit from the Tillamook County Department of Community Development.
3. A site plan, drawn to scale, illustrating the proposed location of the two-family dwelling, parking spaces and required setbacks, shall be provided at the time of Consolidated Building/Zoning Permit. The site plan shall confirm the setback requirements of the Community High Density Urban Residential (CR-3) zone are met, including maintaining a 20-foot rear yard setback.
4. Development of the property shall conform to the applicable development standards outlined in TCLUO Section 3.016 Community Commercial (CC) zone.
5. Development of the property shall conform to the applicable development standards outlined in TCLUO Section 3.022 Community High Density Urban Residential (CR-3) zone.
6. The applicant/property owner shall submit updated letters from Beaver Water District and Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit application submittal.
7. The applicant/property owner shall obtain any necessary on-site wastewater treatment (sanitation) system permit at the time of the Consolidated Building/Zoning Permit submittal.
8. This approval shall be void on March 28, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

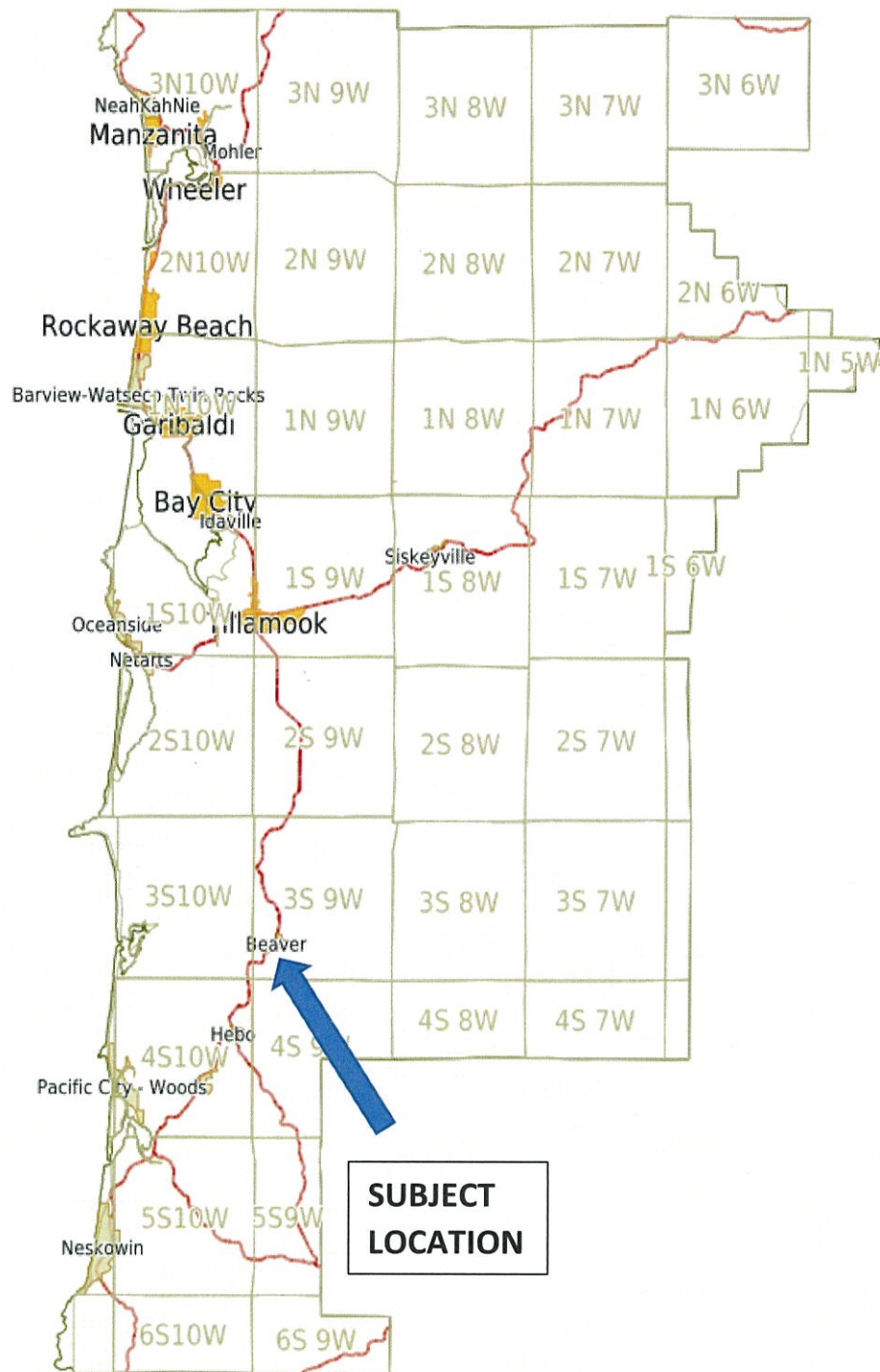
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report, DOGAMI Hazard Map, Wetlands Map, FEMA FIRM
- B. Applicant's submittal
- C. Public Comment
- D. Department Records

EXHIBIT A

VICINITY MAP



#851-25-000028-PLNG:
Slavens

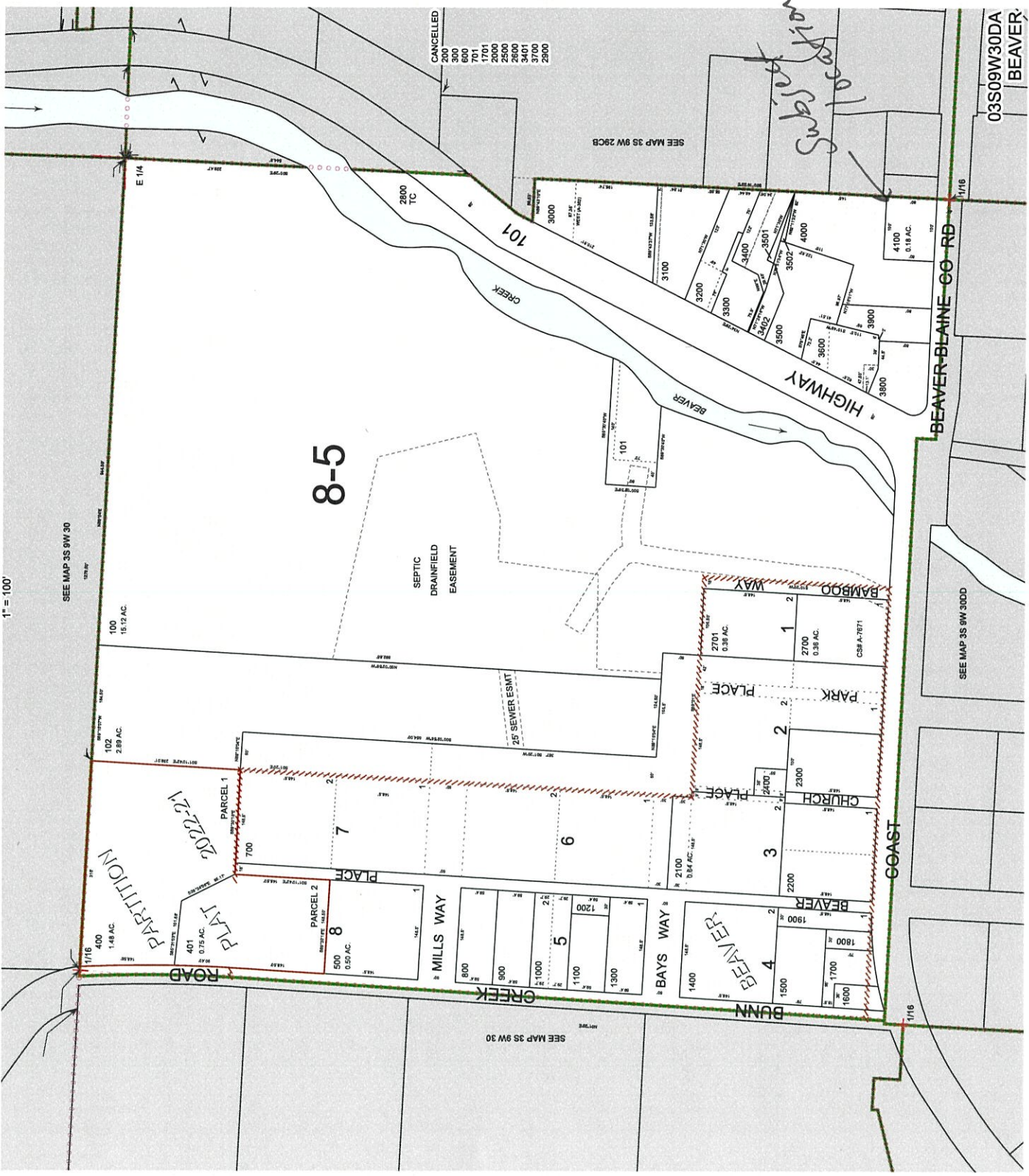
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

1" = 100'

03S09W30DA
BEAVER



- CANCELLED
- 200
- 300
- 400
- 500
- 600
- 700
- 1701
- 2000
- 2500
- 2600
- 3400
- 3500
- 3600
- 2000

03S09W30DA
BEAVER

Revised 12/01/23, WS

Tillamook County
2024 Real Property Assessment Report
 Account 215920

Map 3S0930DA04100
 Code - Tax ID 0805 - 215920

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing SLAVENS, LUCAS K &
 SLAVENS, SARAH J
 30555 BLAINE RD
 BEAVER OR 97108

Deed Reference # 2024-2188
 Sales Date/Price 05-09-2024 / \$90,000
 Appraiser RANDY WILSON

Property Class 129 MA SA NH
 RMV Class 409 06 ST 601

Site	Situs Address	City
1	19990 BLAINE RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0805	Land	95,100		Land	0	
	Impr	7,820		Impr	0	
Code Area Total		102,920	49,910	49,910	0	
Grand Total		102,920	49,910	49,910	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0805					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		CC	Market	96	0.18 AC		76,600
					OSD - AVERAGE	100			18,000
Code Area Total							0.18 AC		95,100

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0805	1	1959	910	M S Other Improvements	102	0			1,410
	2	1959	354	HAY COVER	102	1,080			2,020
	3	1959	941	Class 4, Single Wide	118	450		R-260416	4,390
Code Area Total						1,530			7,820

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
0805	■ SOLID WASTE	12.00	2024

Comments 10/17/08 - Input inventory, KL.
 02/01/11 - Reappraisal, updated inventory - tabled values, KL.
 2/17 Reapp. of land with tabled values. RCW

RECEIVED
JAN 29 2025
BY:



DRIVE DV
FRONT

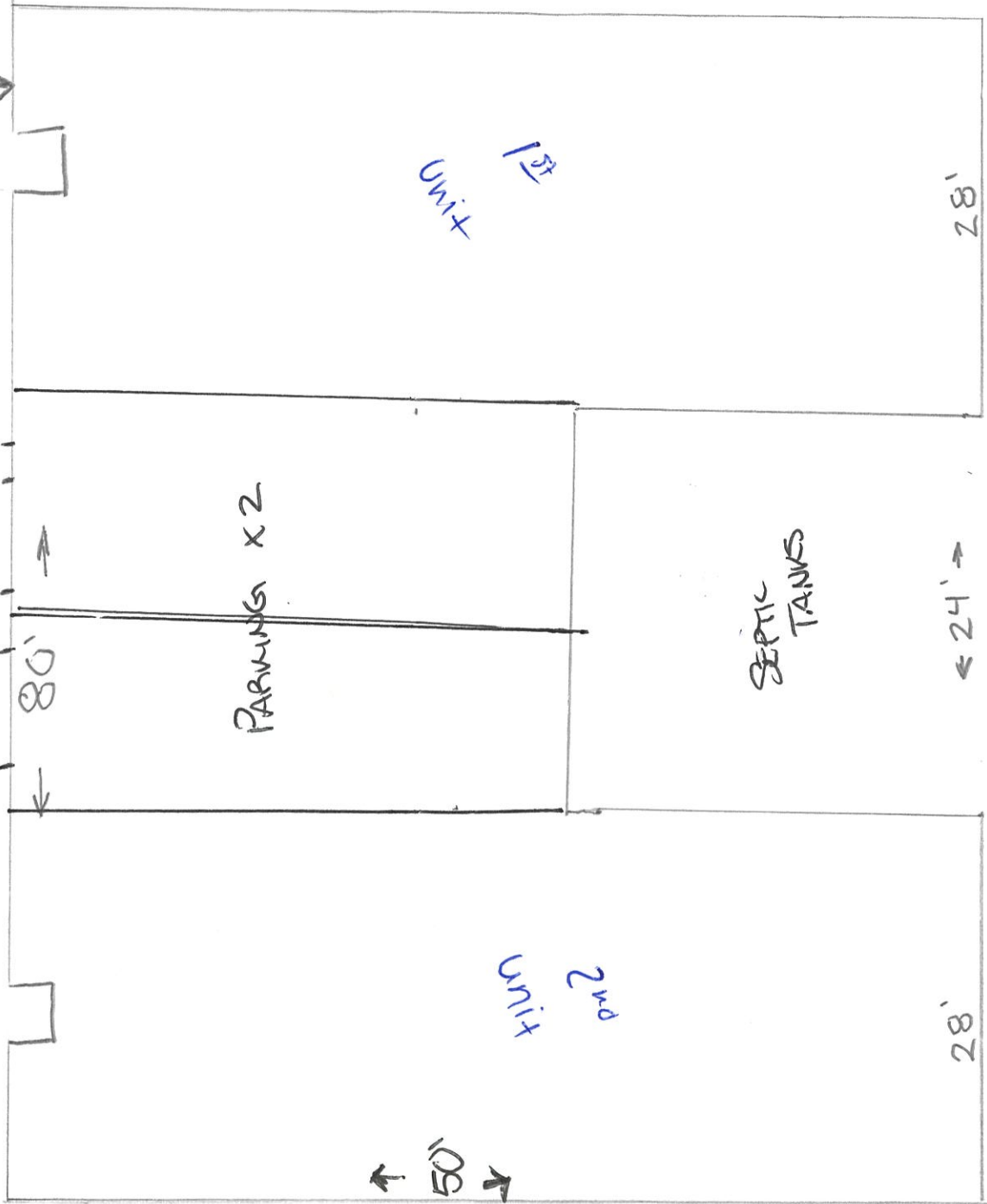
← 100'

↓ 30'

5' →

↑ 20' SET BACK

5' →



Unit 1

Unit 2

SEPTIC
TANKS

DRAIN FIELD

28'

28'

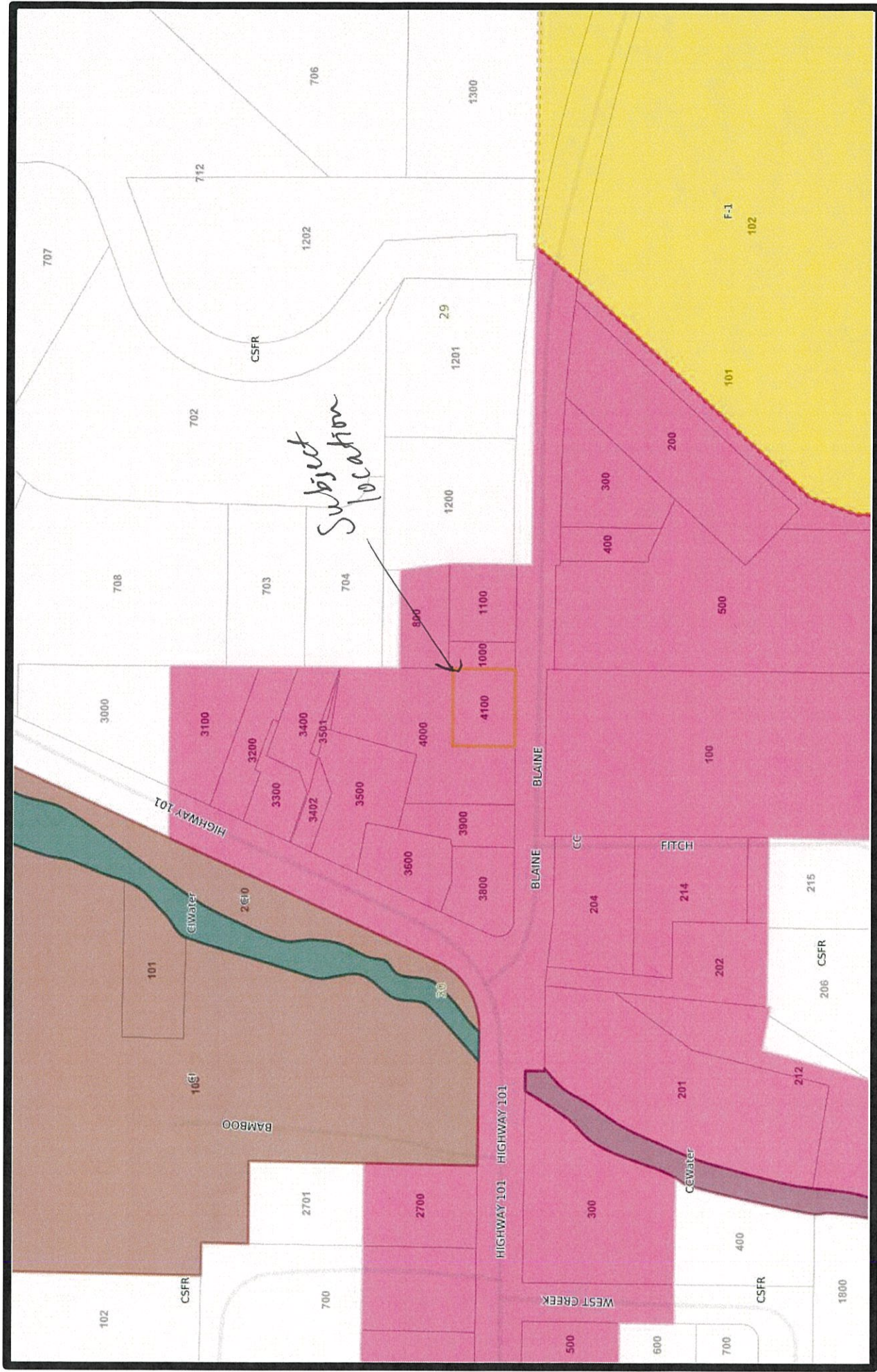
← 24' →

↑ 10'

← 50' →

← 80' →

Map



Statewide Wetlands Inventory



R. Sounhen, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IFC, Department of State Lands, P. Southeim 2018

	Oregon Scenic Waterway - Water Courses
	Townships
	LWI Study Area
	BASEDAT.DBO.NHDWaterbody
	BASEDAT.DBO.NHDArea
BASEDAT.DBO.NHDFlowline	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	Canal/Ditch
	Canal/Ditch
	BASEDAT.DBO.NHDPoint
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Winlo Soils
	SWI Predominantly Hydric Soil Map Units



Date: 2/6/2025



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

National Flood Hazard Layer FIRMette

123°49'48"W 45°16'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AB9
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS *Zone*
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

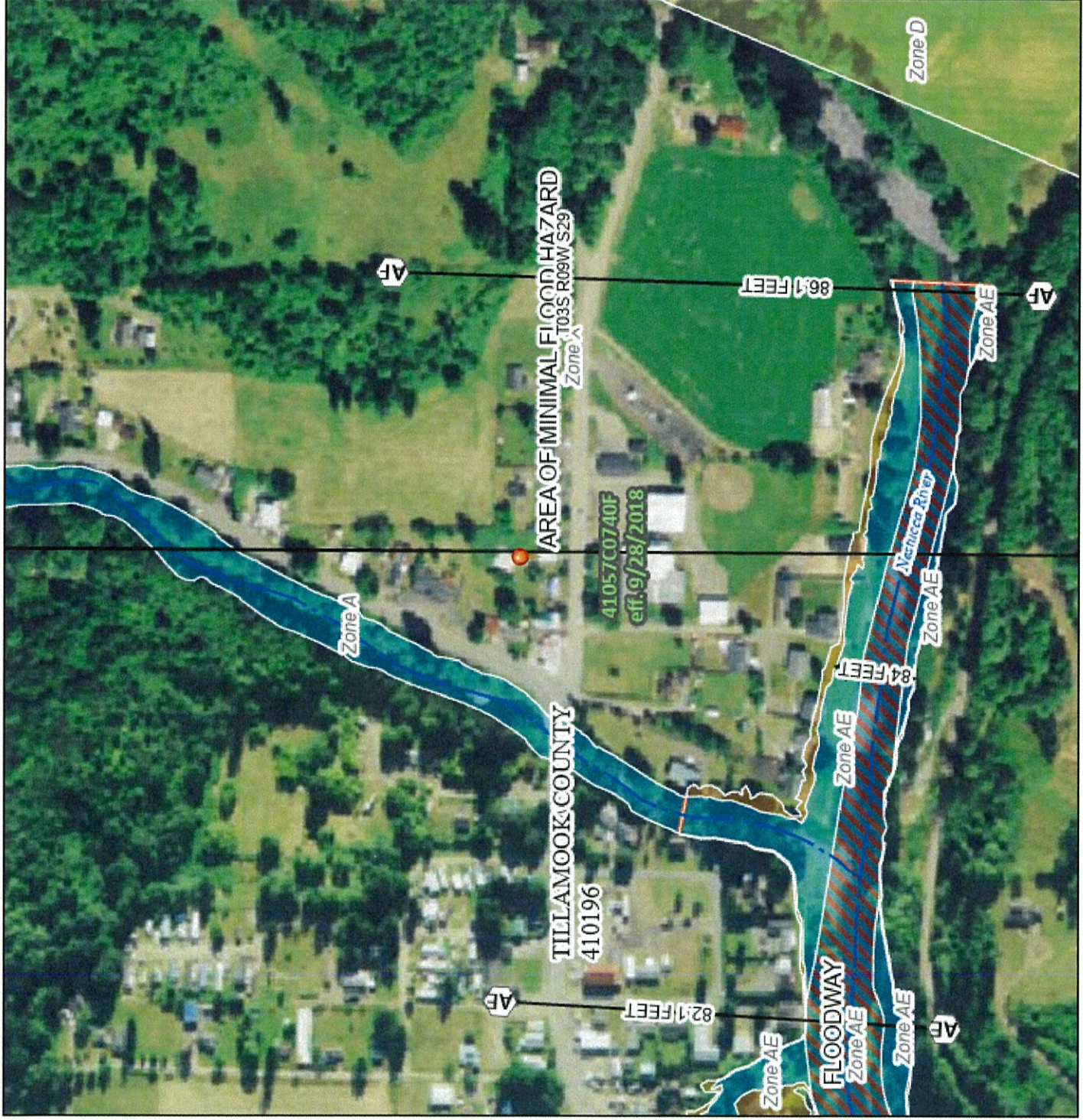
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/6/2025 at 7:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 1:6,000 Feet

123°49'11"W 45°16'25"N

Geologic Hazard Area

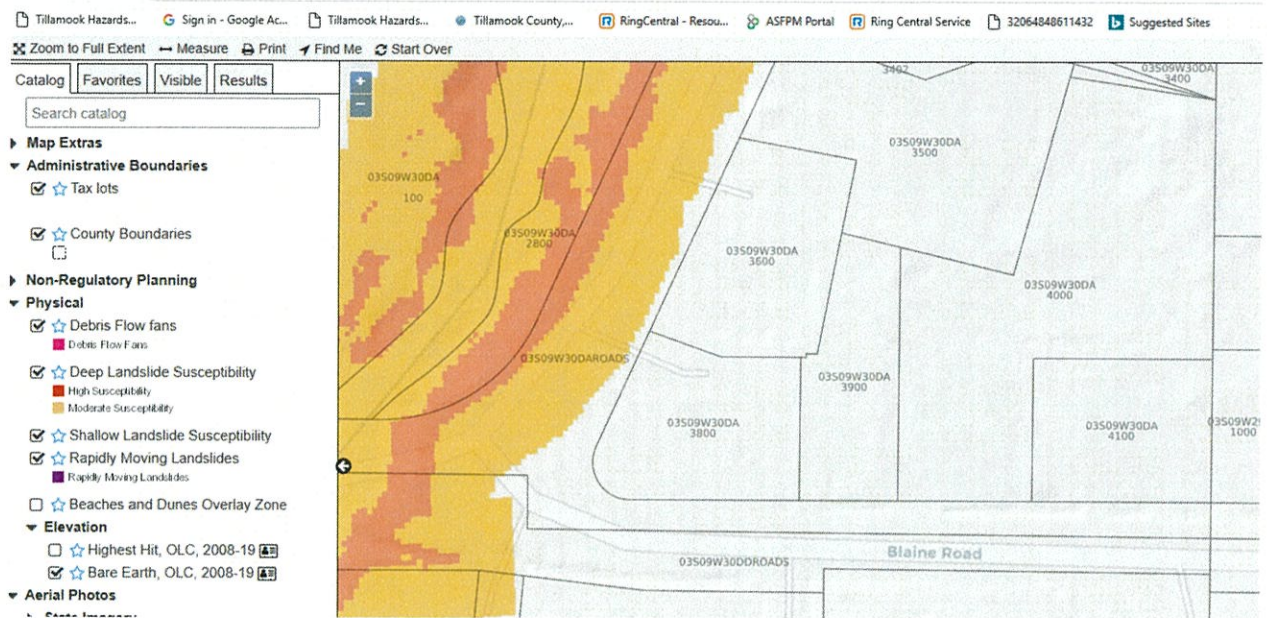


EXHIBIT B



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:	851-25-001028 -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: LUCASSLAVENS@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.

Lucas Slaven _____ 01-20-25
 Property Owner Signature (Required) 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

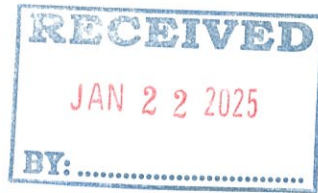
includes the removal of an aged and unrepaired structure in an area surrounded by residential dwellings.

- (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.



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.]

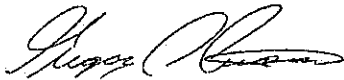
Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- 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.

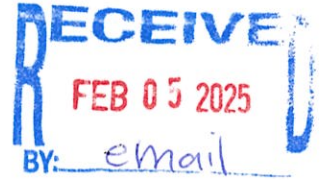
Sincerely,



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

EXHIBIT C

Sheila Shoemaker

From: Beaver Water <beaverwaterdistrict@outlook.com>
Sent: Wednesday, February 19, 2025 9:37 AM
To: Sheila Shoemaker
Subject: EXTERNAL: Conditional Use Review #851-25-000028-PLNG Slavens

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sheila,

We received the conditional use review request for the Slavens property. The Board is wondering if this is going to be a duplex or if this is a single-family home with an additional suite attached.

The reason they are asking is, Mr. Slavens contacted us regarding SDC fees. If this is a duplex, he will be required to pay an SDC and have a second water meter installed on the property. He explained to us that this is simply a "mother-in-law" suite that will be added to the single-family home; however, the review states it is a two-family dwelling. Can you shed a bit of light on the actual plans for us please. This will allow the Board to make a proper decision as to how to handle the SDC fee.

Thank you for all of your help.

Have a great day!

Best Regards,

Heidi Reid
Beaver Water District
Administrator
PO Box 306
Cloverdale, OR 97112

Office Ph: 503-457-3570
Operations Emergency: 503-457-3597

Electronic Privacy Notice: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

EXHIBIT D



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.

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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

Application Permit No. 6875 Road No. 858

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: **SINGLE FAMILY RESIDENCE** X **COMMERCIAL** _____

TOWNSHIP 3s RANGE 9 WEST, W.M. SECTION 30a TAX LOT NO. 4100

LUCAS SLAVENS

(NAME OF APPLICANT/PROPERTY OWNER)

30555 BLAINE RD BEAVER OR

503-812-6975

(MAILING ADDRESS AND PHONE NUMBER)

LUCASSLAVENS@gmail.com

(EMAIL ADDRESS)

19990 BLAINE RD

(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- _____ The road right-of-way lines.
- _____ The location of the traveled road in the road right-of way.
- _____ All existing and proposed road approaches.
- _____ All existing and proposed structures.
- _____ The existing and proposed drainage ditching and culverts
- _____ The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

REVISED 04/2022

RECEIVED
OCT 21 2024
BY: PAID - CITY #1231
(MKN)

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:

PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant **shall request an inspection for approval**, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant **shall request an inspection for approval**. **PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.**

FINAL PHASE: Paving. After the paving, the applicant **shall request a final inspection for approval.**

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

Lucas Slawek
APPLICANT SIGNATURE (PROPERTY OWNER ONLY)

10-11-24
DATE

[Signature]
FOR DEPARTMENT USE ONLY

APPLICATION APPROVED:

PUBLIC WORKS DEPARTMENT

11/6/2024

DATE

PHASE II COMPLETION REQUIRED BY: _____

COMPLETED: _____

(Phase II must be completed prior to construction access)

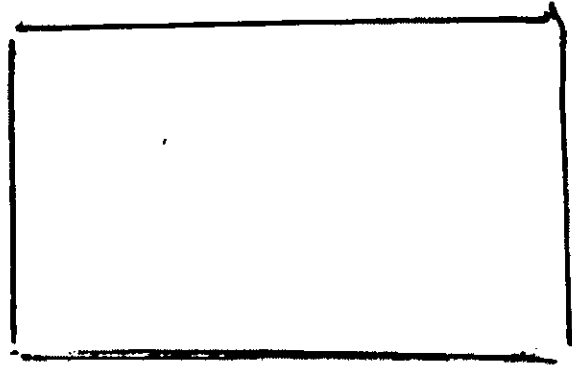
FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: 6875

FINAL COMPLETION INSPECTED AND APPROVED: _____

BLAINE RD → HWY 101

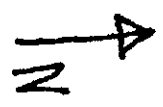
EXISTING ROAD APPROACH
1990 BLAINE RD



EXISTING DWELLING
INTEND TO REPLACE

E. PROPERTY LINE

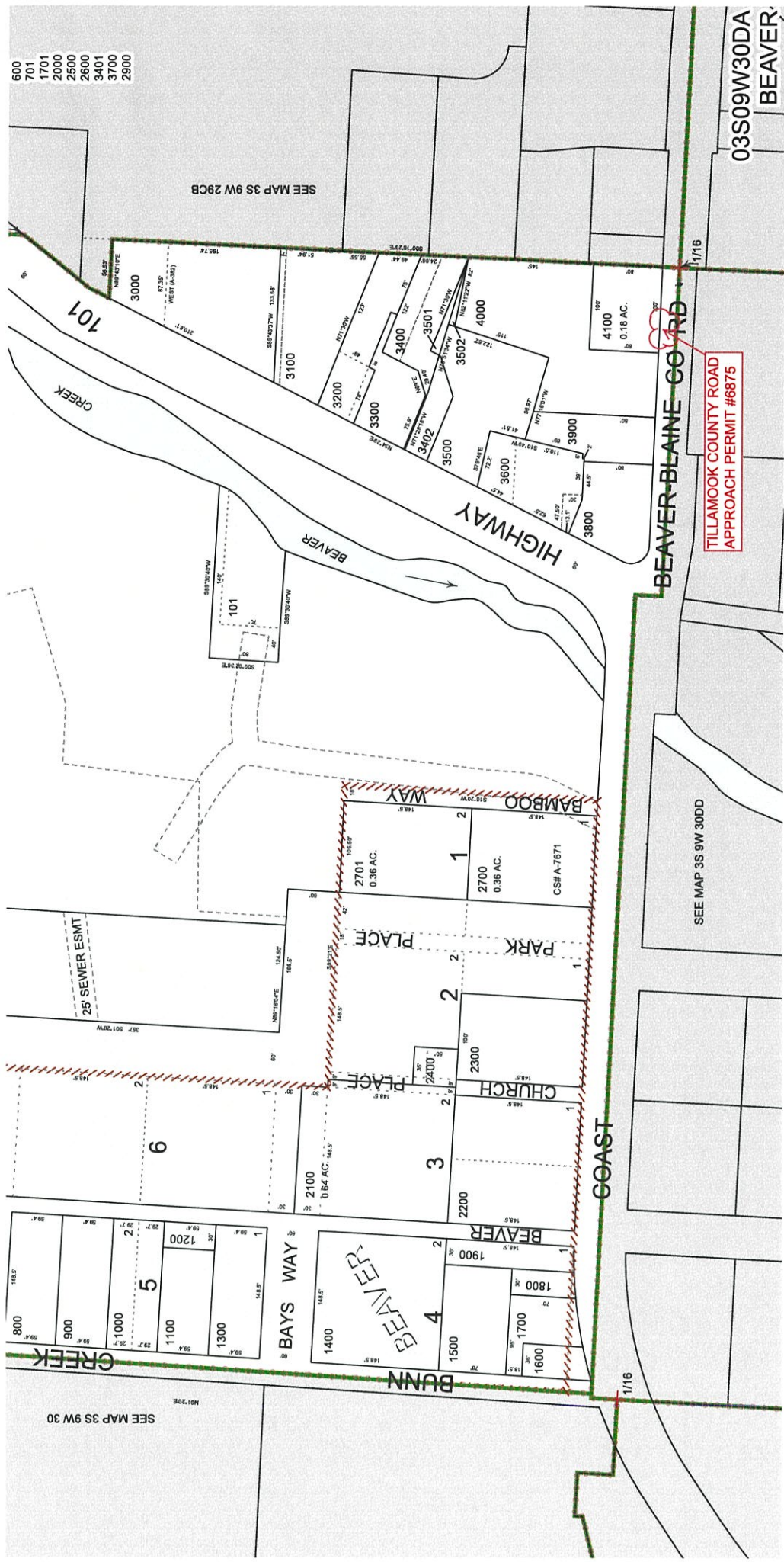
W. PROPERTY LINE





the existing approach appears to meet specification of Ordinance #44 and is approved as RA#6875.





600
701
1701
2000
2500
2600
3401
3700
2900

TILLAMOOK COUNTY ROAD
APPROACH PERMIT #6875

03S09W30DA
BEAVER

Revised 12/01/23 WIS



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408

Septic Permit

Repair (Major) - Residential - New

851-25-000009-PRMT

Website: tillamook.or.us

Date issued: 2/5/25	Expiration date: 2/5/26
Work description: Major Repair	

Applicant: SLAVENS, LUCAS K & SLAVENS,
SARAH J
Address: 30555 BLAINE RD
BEAVER OR 97108
Phone: 5038126975
Email: lucasslavens@gmail.com
Business License: N/A

Owner: SLAVENS, LUCAS K & SLAVENS,
SARAH J
Address: 30555 BLAINE RD
BEAVER OR 97108
Property address: 19990 Blaine Rd, Tillamook County, OR
97108

Parcel: 3S09 30DA 04100 - Primary **Township:** 3S **Range:** 09 **Section:** 30

Lot size: 0.18 acres	Water supply: Community Water Supply
Zoning: Community Commercial (CC)	City/County/UGB: UGB
Land use approval: N/A	County: N/A
Accessory Dwelling Unit: No	
Action: New	Type of application: Repair (Major) - Residential
System failing: Yes	Septic tank last pumped: N/A
Comments: N/A	

Category of construction: Multi-family

	Existing	Proposed
Use of structure:	mobile home	duplex
Number of bedrooms:	4	4

System Specifications

Type: Pressure Distribution	ATT description: N/A
Max peak design flow: 600 gpd.	Proposed flow: 600 gpd.
Min septic tank volume: 1000 gal.	Min dosing tank volume: 500 gal.

Drain Field Specifications

Drain field type: Pressure Distribution	System distribution Ttpe: Equal
Drainfield sizing: N/A	Distribution method: Pressurized
Seepage bed specs: 450 square feet with 24 inches of gravel below pipe	Bottomless sand filter sqft: N/A
Media type: Rock/Pipe	Media depth: 24 in.
Trench length: N/A	Rock above pipe: 2 in.
Total rock depth: 28 in.	Rock below pipe: 24 in.
Max depth: 36 in.	Undisturbed soil between trenches: N/A
Min depth: 12 in.	Capping fills-min depth of fill material: N/A

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date Issued: 2/5/25	Expiration Date: 2/5/26
Work description: Major Repair	

Special Requirements

Stake out required:	No	Groundwater type:	Not Applicable	Groundwater depth:	N/A
Pump to drainfield reqd:	Yes	Filter fabric on top of drain media:			N/A

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:
<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits:

Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

Installation Requirements: The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

System Backfill Requirements: The system is to be backfilled or covered as follows: * Only after the permitting agent has approved the construction installation, * or the inspection has been waived * or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas — Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

Date issued: 2/5/25

Expiration date: 2/5/26

Work description: Major Repair

2/5/25