



1510 - B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
Fax (503) 842-1819
Toll Free 1 (800) 488-8280

Conditional Use Request #851-21-000010-PLNG: Lovelin Condominiums

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: June 29, 2021

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

#851-21-000010-PLNG: A Conditional Use request to construct a three-family unit condominium, on a property improved with an existing single-family dwelling. The subject property is located within the unincorporated community of Oceanside on Happy Camp Rd, a County Road, and designated as Tax Lot 100 in Section 31DB of Township 1 South, Range 10 West, W.M., Tillamook County, Oregon. The applicant and property owner are Bruce Lovelin.

Written comments received by the Department of Community Development prior to 4:00 p.m. on July 13, 2021, 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, July 14, 2021.

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 the 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 at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>.

If you have any questions about this application, please contact Melissa Jenck, Associate Planner, Department of Community Development at (503) 842-3408 ext. 3301 or mjenck@co.tillamook.or.us

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck". The signature is fluid and cursive.

Melissa Jenck, CFM, Land Use Planner II

Sarah Absher, CFM, Director

Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE III – ZONE REGULATIONS

SECTION 3.342: Netarts High Density Urban Residential Zone (NT-R3)

(3) USES PERMITTED CONDITIONALLY: In the NT-R3 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.

...

(a) Townhouses, row houses, and condominiums, with up to four dwelling units per structure and no more than eight units per parcel or ownership, with landscaped buffers around each complex.

ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

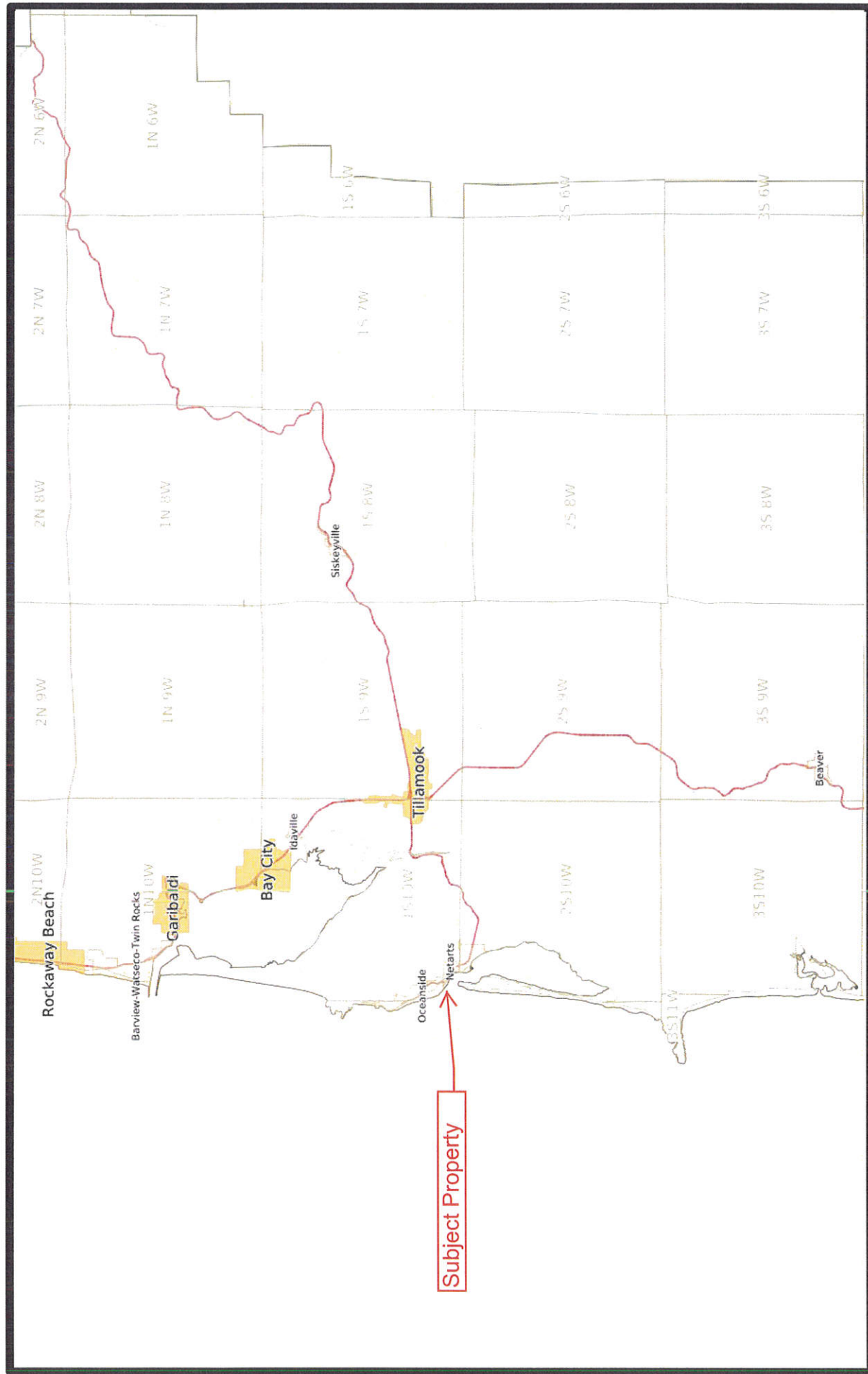
SECTION 6.040: REVIEW CRITERIA

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

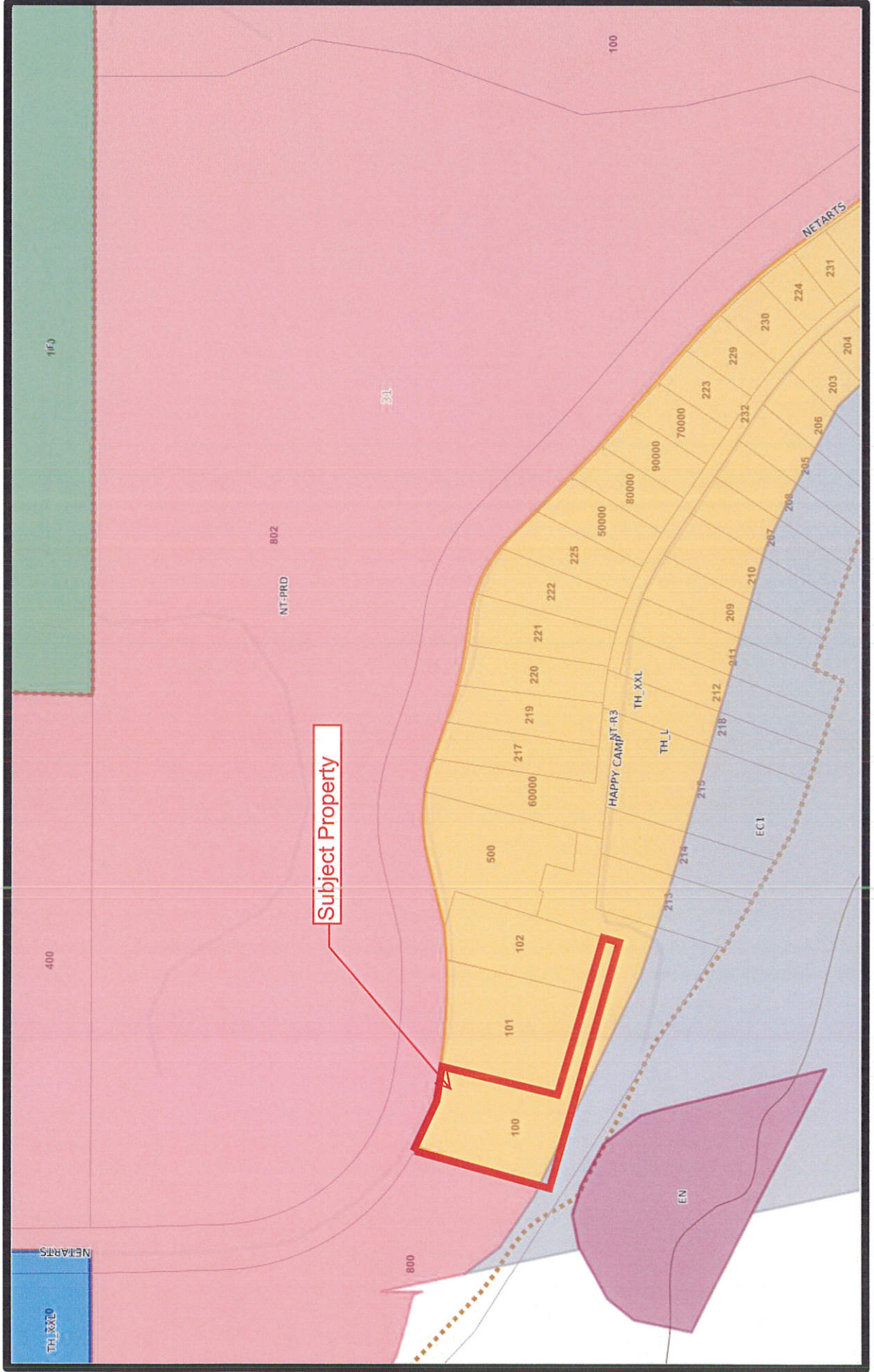
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence 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



Zoning Map

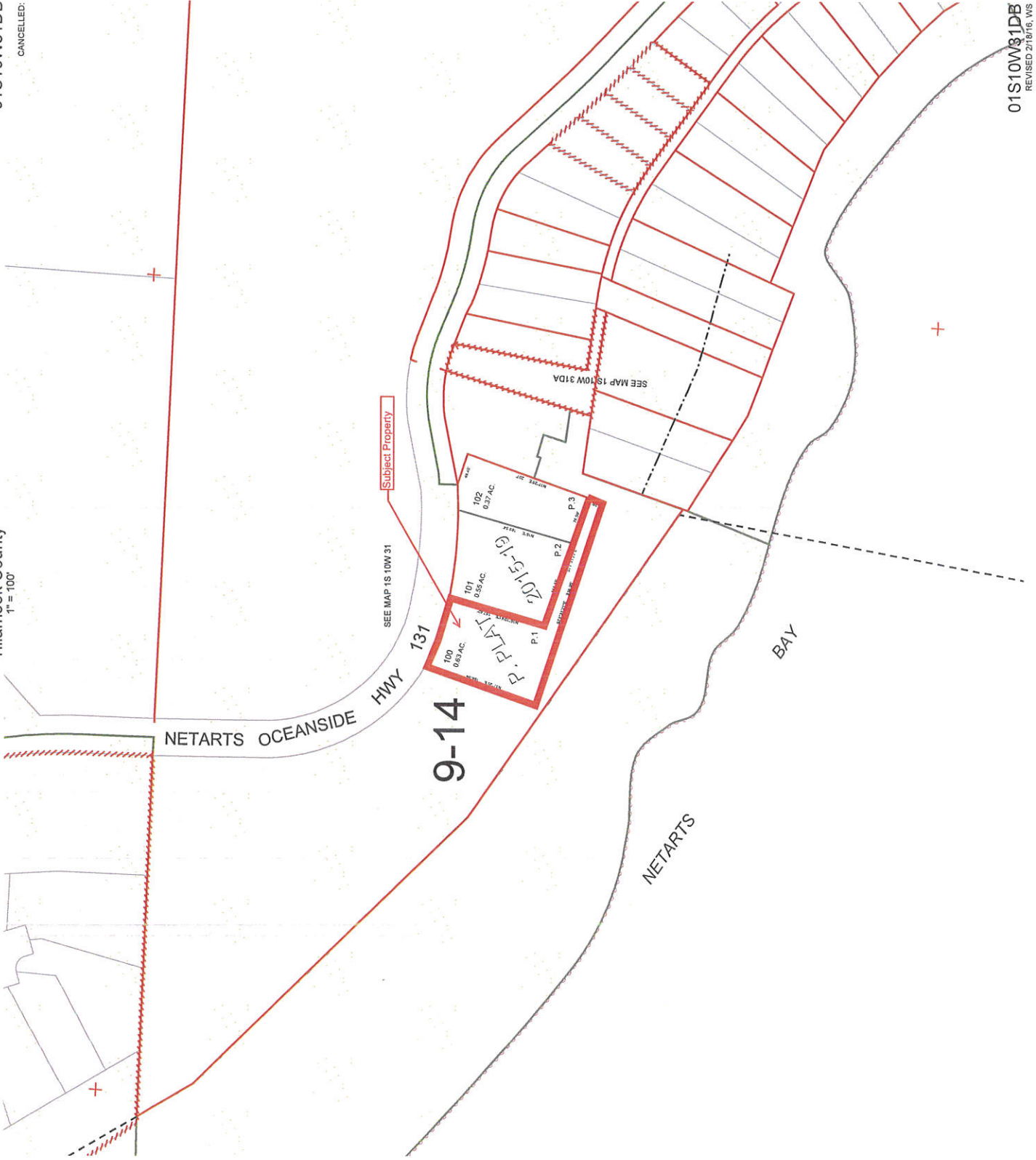


FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

N.W.1/4 S.E. 1/4 SEC. 31 T. 1S. R. 10W. W.M.
Tillamook County
1" = 100'

01S10W31DB

CANCELLED:



01S10W31DB
REVISED 2/18/16, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

June 24, 2021 4:27:19 pm

Account # 181494 Map # 1S1031DB00100 Code - Tax # 0914-181494 Legal Descr PARTITION PLAT 2015-19 Lot - PARCEL 1 Mailing Name LOVELIN, BRUCE & TERESA Agent In Care Of Mailing Address PO BOX 63 NETARTS, OR 97143 Prop Class 101 MA SA NH Unit RMV Class 101 08 OF 836 45654-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2020-8330 Sales Date/Price 12-30-1999 / \$628,000.00 Appraiser EVA FLETCHER
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Situs Address(s)	Situs City
ID# 1 802 HAPPY CAMP RD W	COUNTY

		Value Summary				
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
0914	Land	442,170		Land	0	
	Impr.	57,700		Impr.	0	
Code Area Total		499,870	353,320	353,320	0	
Grand Total		499,870	353,320	353,320	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0914					LANDSCAPE - AVERAGE	100			1,500
0914	1	<input checked="" type="checkbox"/>		NT-R3	Market	97	A	0.63	421,170
0914					OSD - AVERAGE	100			19,500
Grand Total								0.63	442,170

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV	
					TD%	Total Sq. Ft.	Ex% MS Acct #		
0914	2	1902	131	One story	115	790		57,700	
Grand Total							790		57,700

Code Area		Exemptions/Special Assessments/Potential Liability						
Type								
0914	SPECIAL ASSESSMENT:							
	<input checked="" type="checkbox"/> SOLID WASTE	Amount	12.00	Acres	0	Year	2020	

PP Account(s): 0914-3065
Comments: 9/7/07 Corrected acreage per cartographer. KF 9/11/07 Reappraised RMV for 2007-08. KF 11/8/11 Commercial stat class conversion to 416. KF 7/25/16 Due to p. plat 2015-19, TL 1S10 31 900 was partitioned into 3 tax lots and remapped to 1S10 31BD 100-102. H&B use is now residential. KF 02/05/18 Reviewed account and updated inventory after field inspection and BOPTA withdrawal.ef

National Flood Hazard Layer FIRMette



123°57'39"W 45°26'38"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, A39
- 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 Y
- 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
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- 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 6/24/2021 at 7:28 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.



U.S. Fish and Wildlife Service
National Wetlands Inventory

Lovelin



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

June 24, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
RECEIVED	
Date Stamp JAN 13 2021	
BY: <u>MJ</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MJ</u>	
Receipt #:	
Fees: <u>1,089</u>	
Permit No: 851-21-000010-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Bruce Lovelin Phone: 503-842-5953
 Address: P.O. Box 63
 City: Netarts State: OR Zip: 97143
 Email: bruce.lovelin@oregon@gmail.com

Property Owner

Name: Bruce & Teresa Lovelin Phone: 503 842 5953
 Address: P.O. Box 63
 City: Netarts State: OR Zip: 97143
 Email: bruce.lovelin@oregon@gmail.com

Request: Conditional use approval to construct a 3 family dwelling (condominum) in NT-R3 zone.

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

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 802 Happy Camp Rd, Netarts, OR
 Map Number: 15 10 31DB 100
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.

Bruce J. Lovelin Teresa Lovelin 1/11/21
Property Owner Signature (Required) Date

Bruce J. Lovelin 1/11/21
Applicant Signature Date

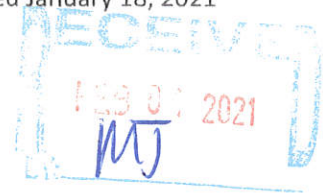
Happy Camp Hideaway Proposed Project

Revised January 18, 2021

802 Happy Camp Rd, Netarts

1S 10 31DB 0100

Owner – Bruce and Teresa Lovelin



Conditional Use Request – Review Criteria

1. The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable zone.

The proposed improvement is a 3 family dwelling unit (Condominium) on a lot with a 1 family unit currently existing. The current zoning is NT-R3 (Netarts High Density Urban Residential) which allows conditionally a 'Townhouse, row houses and condominiums, with up to four dwelling units per structure and no more than eight units per parcel or ownership'.

2. The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Uses permitted conditionally in the NT-R3 zone are presumed to be consistent with the Comprehensive Plan. In review of the goals and policies of the Tillamook County Comprehensive Plan, specifically the goals and policies within Goal 1 (Citizen Involvement), Goal 7 (Hazards), Goal 11 (Public Services), Goal 14 (Urbanization) and Goal 18 (Beaches and Dunes), the proposed construction of a 3 family dwelling unit appears consistent. While development is located within areas of hazard (tsunami, landslide and dunes), development is not prohibited within these areas as per the goals and policies of the Goal 7, and applicable development standards for the development of this property can be met through the Conditions of Approval.

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

The property is .63 acres (27,443 square feet). The property is flat on its southern border for approximately 60 feet and over 20 percent slope for the remaining parcel to the north or 134 feet. The proposed improvement will be entirely in the flat area and will have a 10 feet front setback, 134 feet rear setback and 5 feet side setback to property line on the east and 10 feet between structures on the west. The maximum building height shall not exceed 35 feet. Given the development will be in a FEMA V Zone, parking shall be located below the proposed structure.

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.

The proposed condominium will be located at the end of Happy Camp Road with access on Happy Camp Road and Happy Camp Hideaway. Happy Camp Road is mostly paved serving 26 existing homes, condominiums, townhouses and a public beach access parking lot. These properties are all zoned NT-R3. Generally, the majority of the homes are Short Term Rentals with only two homes are occupied full time. Public water, sewer, electric and garbage services are available. The seven buildings on Lot 100, 101 and 102 are currently used as Short Term Rentals and owned by the applicant, Bruce and Teresa Lovelin. The parking is shown on Exhibit A for Lot 101 and Lot 102. Also, Exhibit A shows the driveway

to Lot 100 and the new Condominium. Exhibit B shows the parking plan for Lot 100 for the proposed condominium and the existing structure (Cabin 9). Highway 131 borders the property to the north and is over 100 feet above the proposed condominium. The 6 plus acre property bordering the south and west sides of the proposed condominium and Lot 100 is undeveloped and likely not developable due to lack of access and proximity to riparian areas (Ocean and Fall Creek). The surrounding developed area has been used for lodging for almost 100 years. The proposed improvement will not alter, limit, impair, or prevent the use of surrounding properties for the permitted uses.

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

There are no existing solar energy systems, wind energy systems, or windmills in the vicinity.

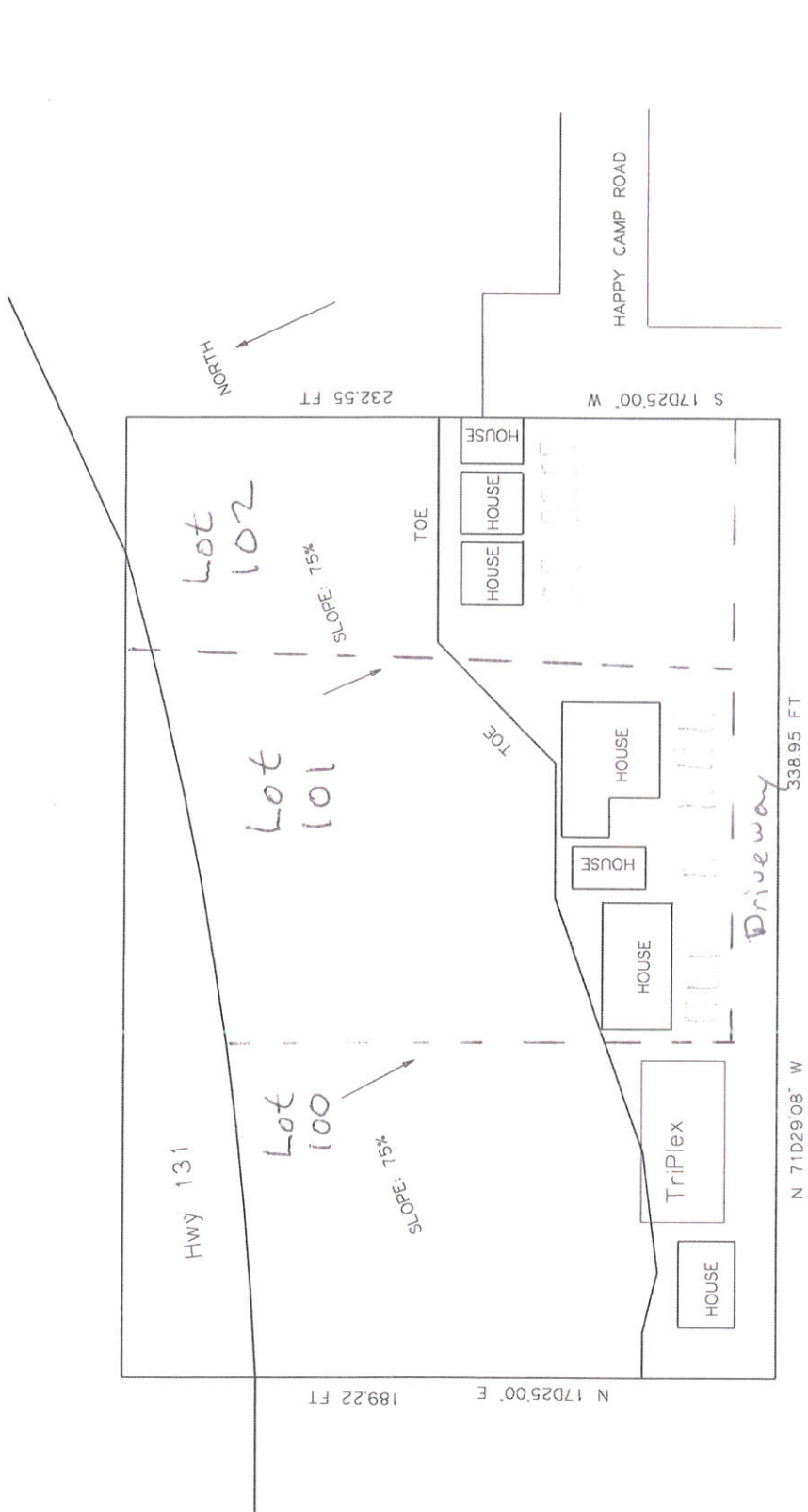
6. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Water, sewer, fire and electric services are provided to adjacent properties are available to the subject property/improvement. Letters will be provided prior to development permits.

Attachments

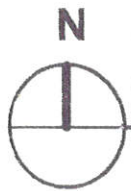
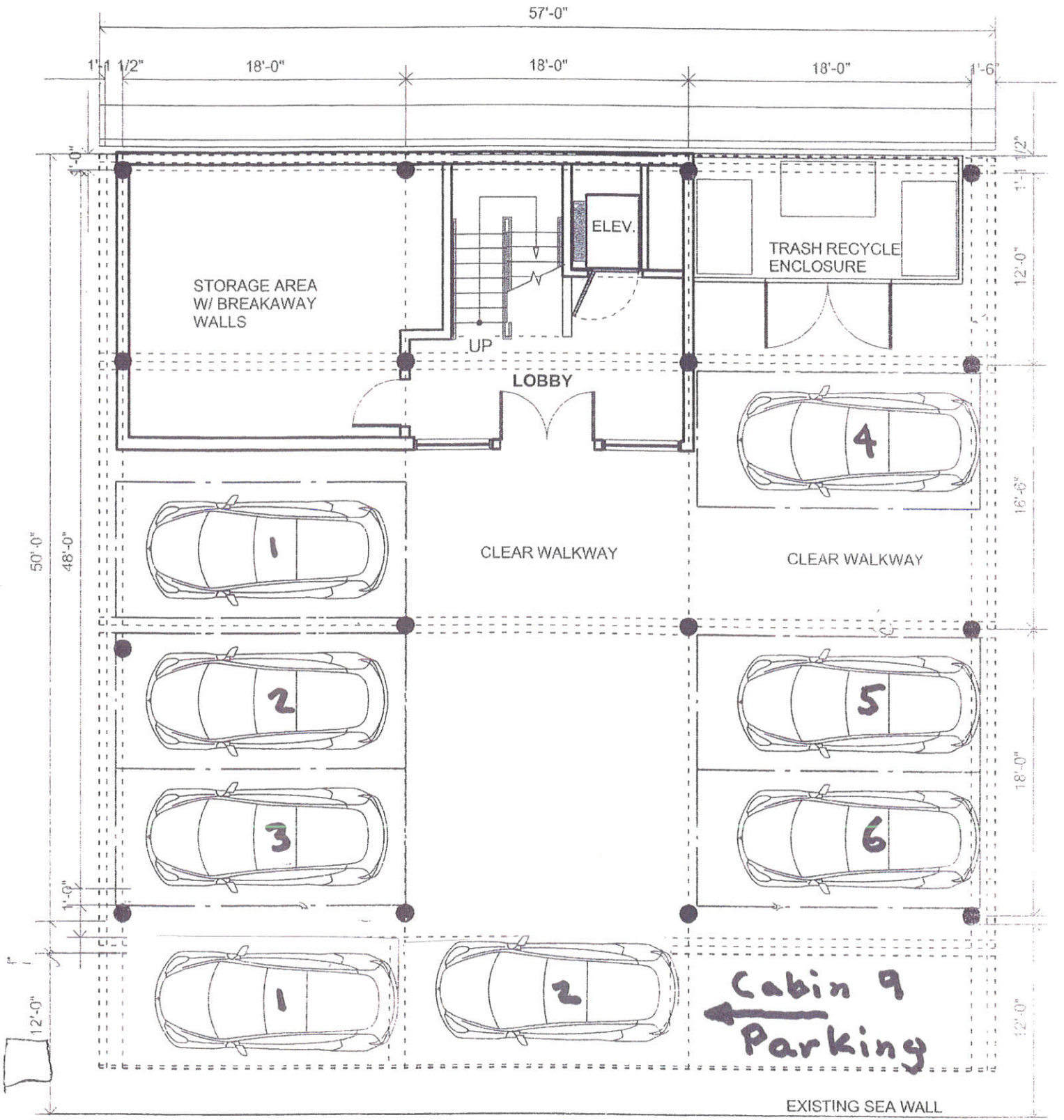
Exhibit A Parking plan for Lot 101 and 102 and driveway access to Lot 100

Exhibit B Parking plan for Lot 100



HAPPY CAMP HIDEAWAY
DEVELOPMENT PLAN

- Lot 101 7 Parking Spots
- Lot 102 6 Parking Spots
- Lot 100 8 Parking Spots



SCALE: 1/8" = 1'-0"

Lovelin Project Ground Floor Parking

802 HAPPY Camp Rd
1S 10 31DB 0100

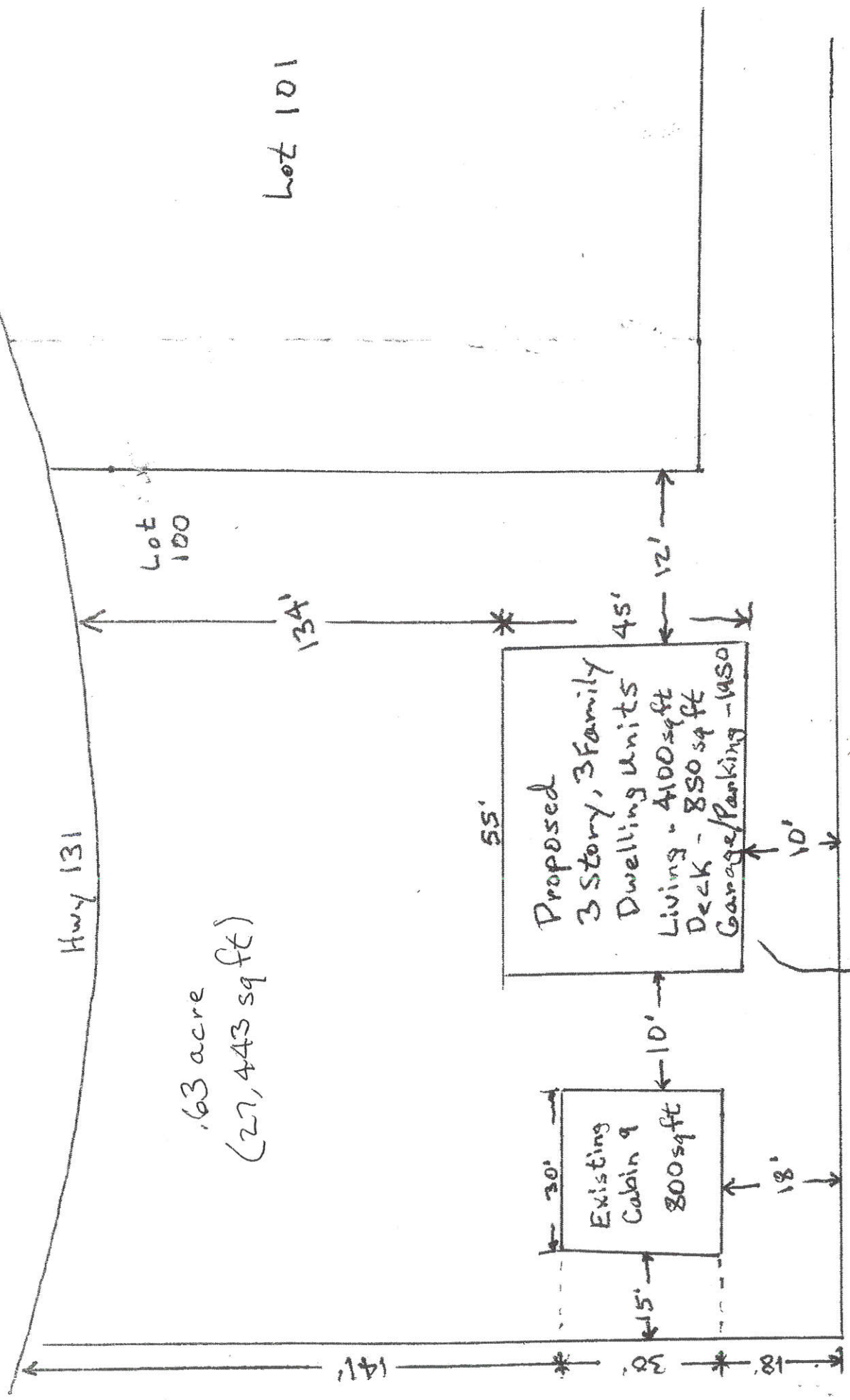
Lovelin Project

Hwy 131

.63 acre
(27,443 sq ft)

Lot 101

Lot 100



Jan 11, 2021