



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST #851-21-000384-PLNG: TC Habitat for Humanity

*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: November 24, 2021

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

#851-21-000384-PLNG: A Conditional Use Request to establish a Single Family Dwelling on a property located within Unincorporated Hebo Community of Tillamook County. The subject property is located at 31305 HWY 101 S, a State Highway, and is designated as Tax Lot 1100 in Section 13BB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Tax Lot is Zoned Community Commercial Zone (CC). The applicant and Property Owner is Tillamook County Habitat for Humanity.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 7, 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, December 8, 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 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.co.tillamook.or.us/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 x3317 or claws@co.tillamook.or.us

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Laws", written over a circular stamp.

Christopher S. Laws, Planner II

A handwritten signature in blue ink, appearing to read "Sarah Absher", written over a circular stamp.

Sarah Absher, Director, CFM

REVIEW CRITERIA

TCLUO ARTICLE VI:

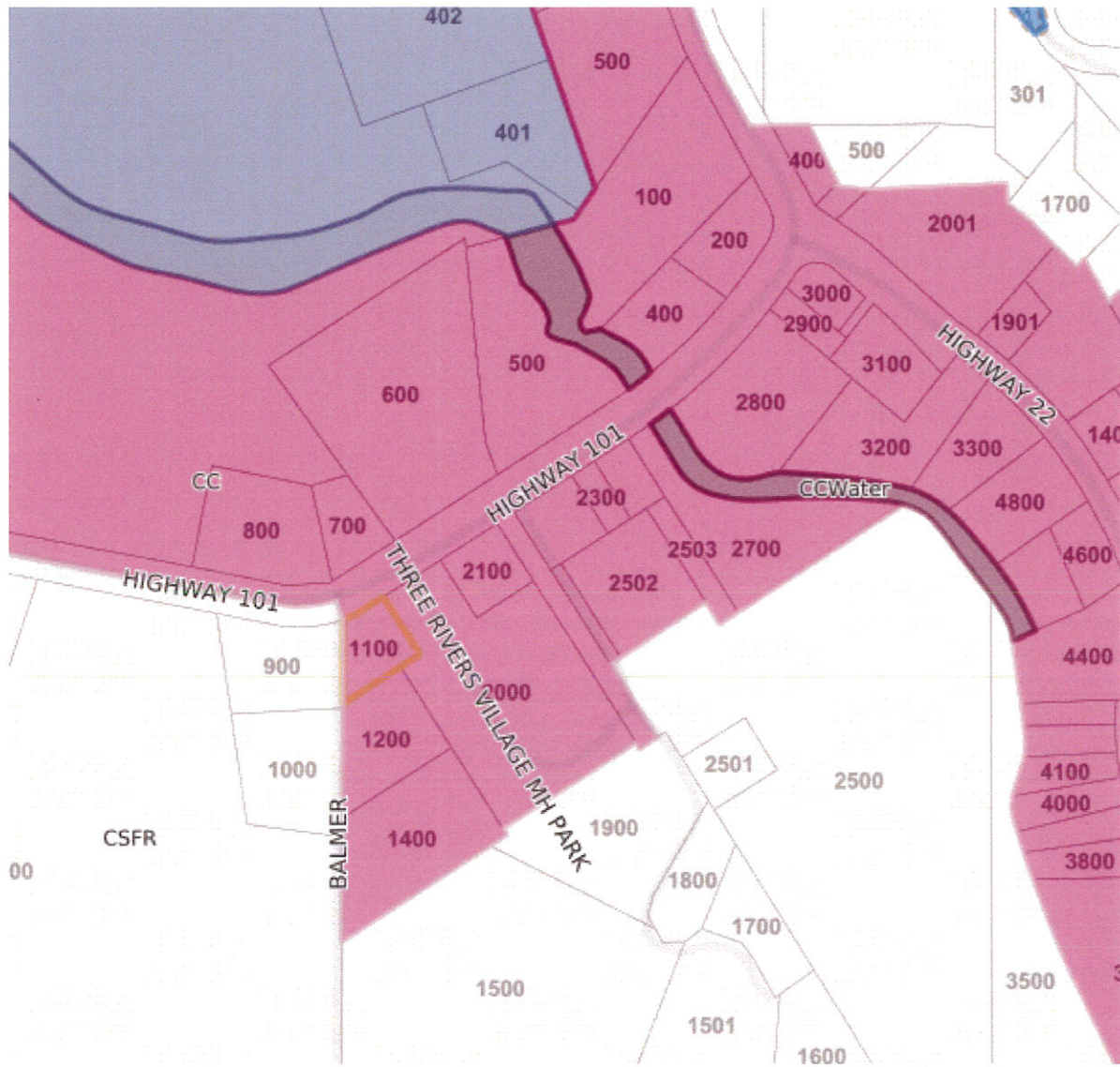
SECTION 6.040: REVIEW CRITERIA

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

Zone Map



851-21-000384-PLNG

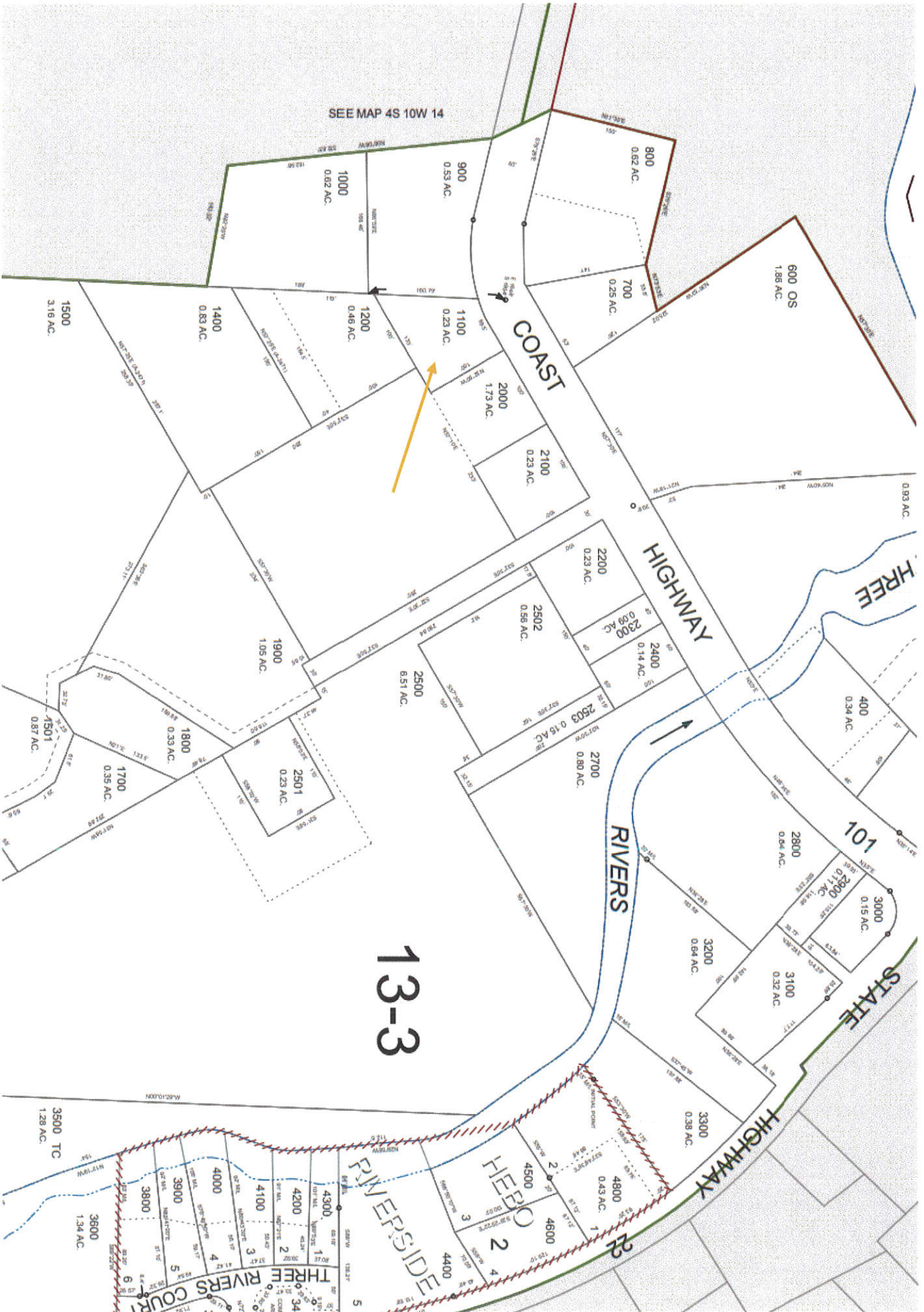


EXHIBIT B

)
)

)
)



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 11 2021	
BY: Drop-off	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: MJ	
Receipt #:	
Fees \$ 1,089.00	
Permit No:	
851-21-000 383 -PLNG	

Applicant (Check Box if Same as Property Owner)
 Name: Tillamook County Habitat for Humanity Phone: (503) 842-7472
 Address: 4192 Hwy 101
 City: Tillamook State: OR Zip: 97141
 Email: jgjel@tillamookhabitat.org

Property Owner

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

Request:

single family home

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: 31305 Hwy 101 S
 Map Number: 45 10 1388 1100
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.

[Signature]
 Property Owner Signature (Required)

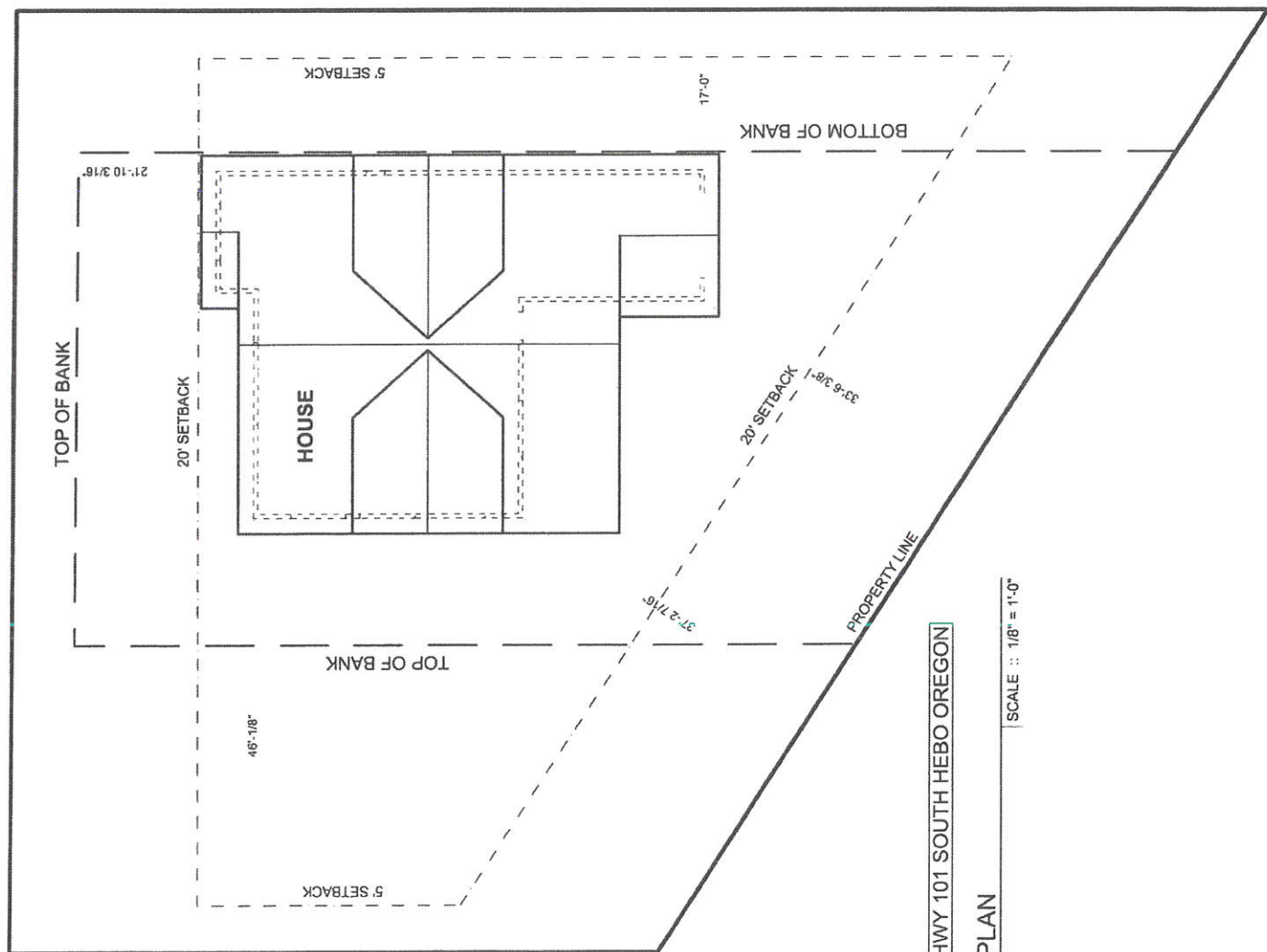
10/11/2021
 Date

Applicant Signature

Date

Conditional Use Review Criteria

1. Yes, the requested conditional use is currently listed as community commercial
2. Yes, the requested use is consistent with the surrounding properties (also residences) as well as the goals and policies of the comprehensive plan.
3. Yes, the parcel is well suited to a single family home with small yard. The home is able to be built on flat topography, with no line of sight of geographical dangers to surrounding area.
4. NO, the proposed single family home will not alter the character of the surrounding area. Home is able to be built without infringing on neighbor's land, sight line, or use. Home will be for (2) adult occupants and (3) minors, with no commercial activity or excessive traffic. The surrounding properties are residentially zoned and our planned single family home will be consistent with the neighborhood.
5. NO, there are no existing solar energy, wind energy, or windmill systems, nor would the building of a single family home negatively impact the future building of any of the above systems.
6. Yes, existing public infrastructure supports the timeliness of this build, and we have been in contact with relevant infrastructure entities.



COAST HIGHWAY 101



31305 HWY 101 SOUTH HEBO OREGON

1 SITE PLAN

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