



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST #851-22-000041-PLNG: BUCKNAM

*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 3, 2022

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

#851-22-000041-PLNG: A Conditional Use Request to utilize a recreational vehicle on a property located within Unincorporated Tillamook County. The subject property is accessed via Martin Avenue, a local access road, and is designated as Tax Lot 609 in Section 5 of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is Zoned Rural Residential 2-Acre (RR-2). The applicant and property owners are Brian and Julie Bucknam.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 17, 2022, 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, June 20, 2022.

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 x3412 or ltone@co.tillamook.or.us.

Sincerely,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

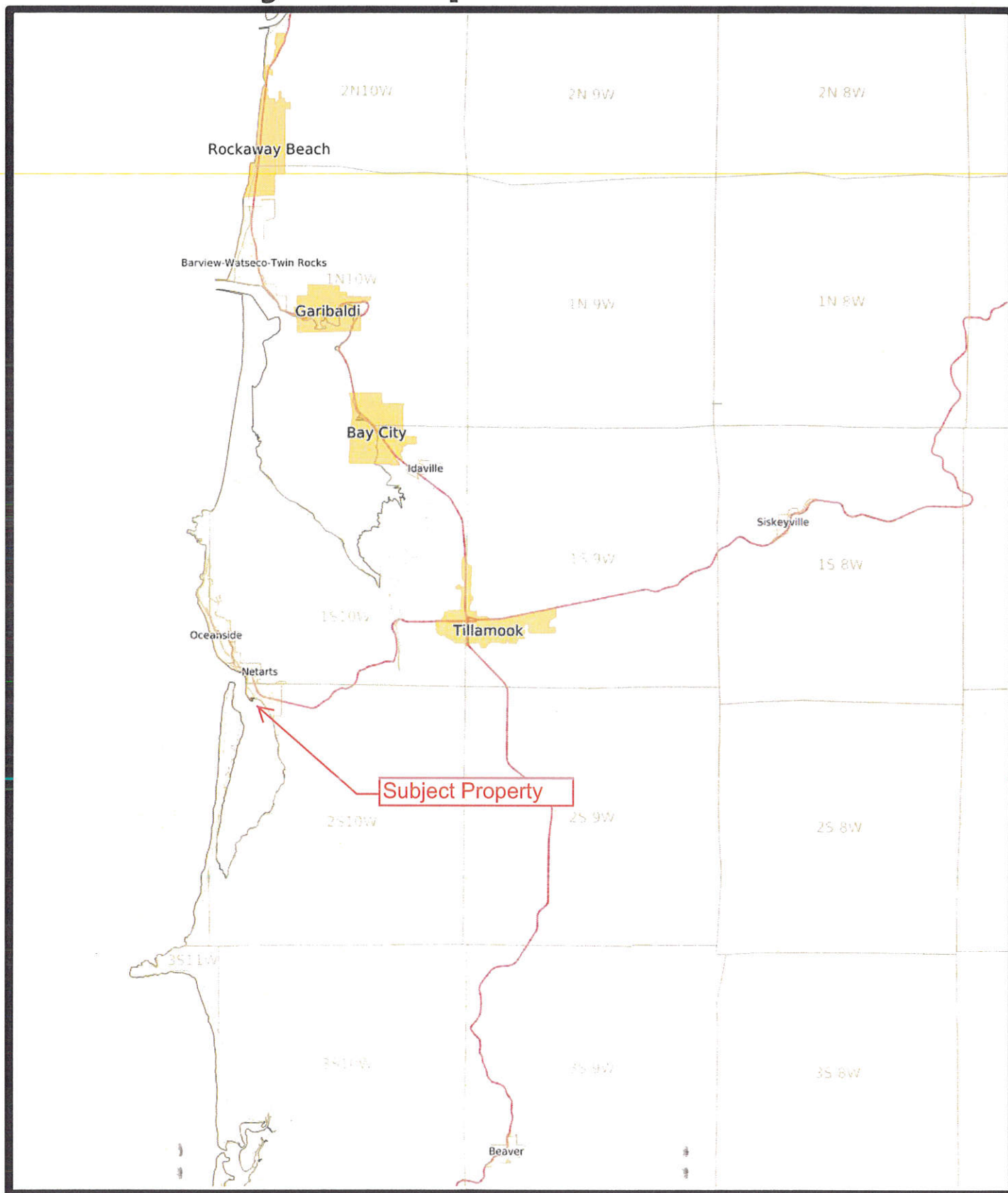
SECTION 6.040: REVIEW CRITERIA

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

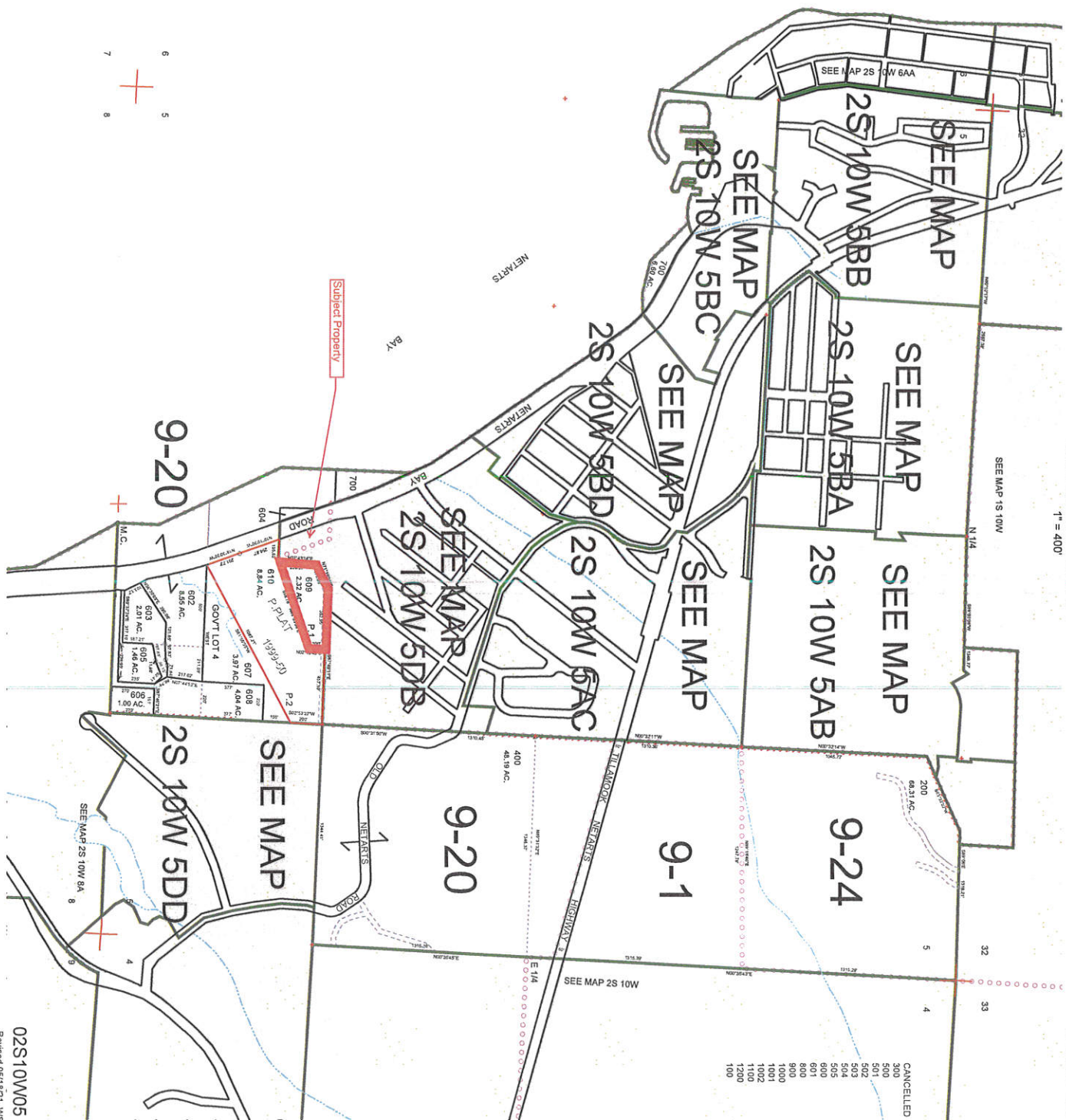


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

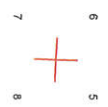


SECTION 5 T.2S., R.10W., W.M.
TILLAMOOK COUNTY
1" = 400'

02S10W05



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02S10W05
Revised 05/18/21, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

June 3, 2022 11:18:10 am

| | |
|--------------------------|-----------------------|
| Account # 405360 | Tax Status ASSESSABLE |
| Map # 2S10050000609 | Acct Status ACTIVE |
| Code - Tax # 0920-405360 | Subtype NORMAL |

Legal Descr PARTITION PLAT 1999-50
Lot - PARCEL 1

Mailing Name BUCKNAM, BRIAN & JULIE L
Agent

Deed Reference # 2005-6578
Sales Date/Price 07-27-2005 / \$185,000.00

In Care Of
Mailing Address PO BOX 231
OCEANSIDE, OR 97134

Appraiser ELIZABETH LOFTIS

| | | | | |
|----------------|----|----|-----|-------|
| Prop Class 400 | MA | SA | NH | Unit |
| RMV Class 400 | 08 | BV | 847 | 384-1 |

| | |
|------------------|------------|
| Situs Address(s) | Situs City |
|------------------|------------|

| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|----------------|----------------|------------------|---------------|----------|
| 0920 Land | 148,890 | | | Land | 0 |
| Impr. | 0 | | | Impr. | 0 |
| Code Area Total | 148,890 | 126,290 | 126,290 | | 0 |
| Grand Total | 148,890 | 126,290 | 126,290 | | 0 |

| Land Breakdown | | | | | | | | | | |
|--------------------|-----|------|--------------------------|-----------|--------------|-----|----|-------------|------------|----------------|
| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | TD% | LS | Size | Land Class | Trended RMV |
| 0920 | 0 | | <input type="checkbox"/> | RR-2 | Market | 110 | A | 2.32 | | 148,890 |
| Grand Total | | | | | | | | 2.32 | | 148,890 |

| Improvement Breakdown | | | | | | | | | |
|-----------------------|-----|----------|------------|-------------|-----|---------------|--------|--------|-------------|
| Code Area | ID# | Yr Built | Stat Class | Description | TD% | Total Sq. Ft. | Ex% MS | Acct # | Trended RMV |
| Grand Total | | | | | | | | | 0 |

| Exemptions / Special Assessments / Potential Liability | | | | | | | | | |
|--|------|--------------|-------|-------|------|------|------|--|--|
| Code Area | 0920 | FIRE PATROL: | | | | | | | |
| ■ FIRE PATROL NORTHWEST | | | | | | | | | |
| | | Amount | 18.75 | Acres | 2.32 | Year | 2021 | | |

Comments: 2/25/11 Moved to 542 neighborhood, zoned RR-2. EJ.
3/18/14 Land re-appraisal, tabled land. EJ.

National Flood Hazard Layer FIRMette



123°56'30"W 45°25'40"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, AS9
- 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 J)
- 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 LOMRS
- Area of Undetermined Flood Hazard (Zone X)

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 6/3/2022 at 2:15 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.

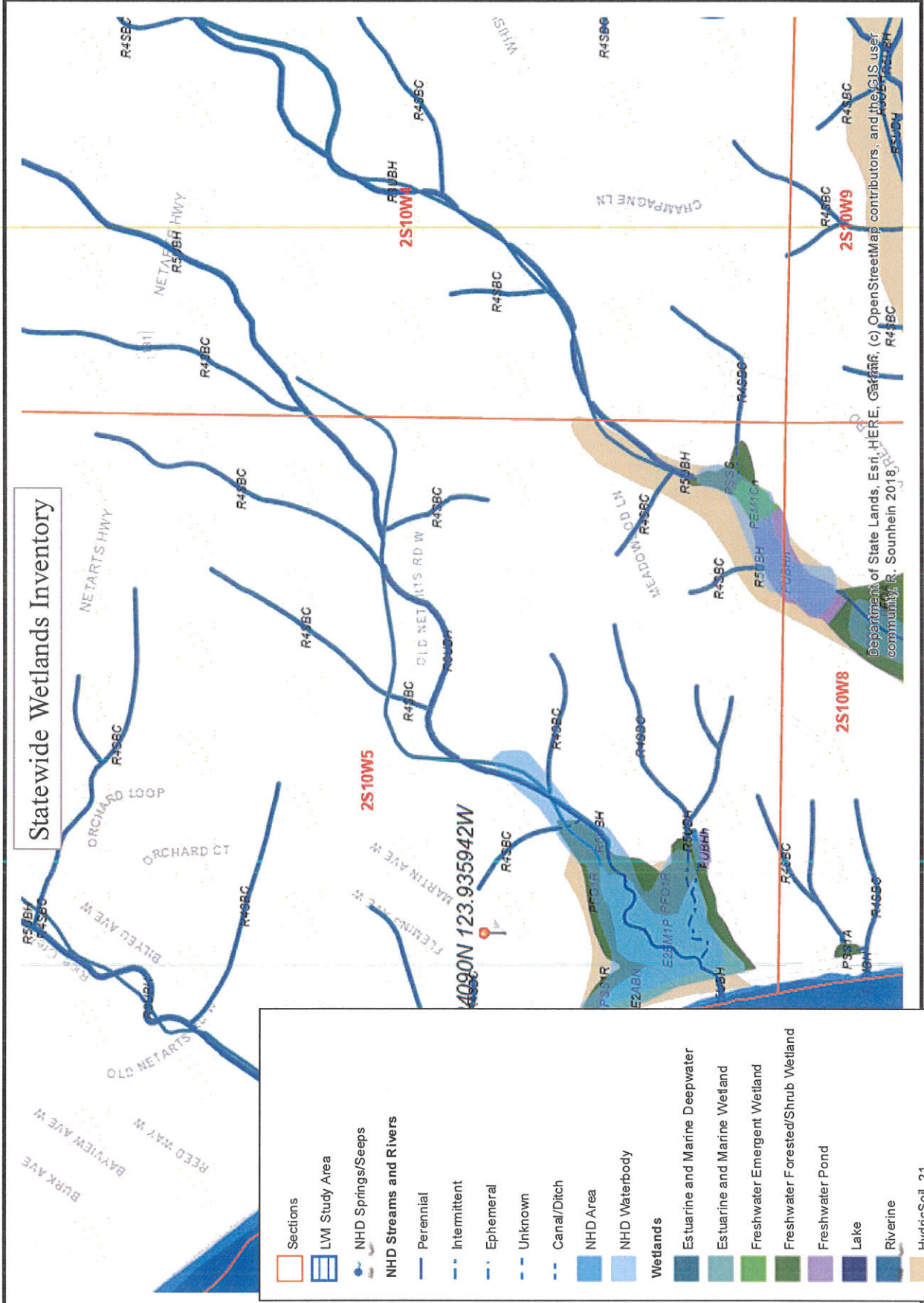
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



123°55'53"W 45°25'15"N



Statewide Wetlands Inventory



| | |
|--|-----------------------------------|
| | Sections |
| | LWM Study Area |
| | NHD Springs/Seeps |
| | NHD Streams and Rivers |
| | Perennial |
| | Intermittent |
| | Ephemeral |
| | Unknown |
| | Canal/Ditch |
| | NHD Area |
| | NHD Waterbody |
| | Wetlands |
| | Estuarine and Marine Deepwater |
| | Estuarine and Marine Wetland |
| | Freshwater Emergent Wetland |
| | Freshwater Forested/Shrub Wetland |
| | Freshwater Pond |
| | Lake |
| | Riverine |
| | Hydric Soil_21 |
| | Agate Winlo_21 |

1 inch = 0.4 miles

0 0.05 0.1 0.2 0.3 0.4

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become 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.

EXHIBIT B



PLANNING APPLICATION

| OFFICE USE ONLY | |
|-----------------------------------|---|
| Date Stamp | RECEIVED JAN 25 2022 BY: Dropped off |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by: | |
| Receipt #: | |
| Fees: 1089- | |
| Permit No: 851-22-000041-PLNG | |

Applicant (Check Box if Same as Property Owner)

Name: Brian + Julie Bucknam Phone: 503-842-7793

Address: 5385 Woodlawn St W

City: Tillamook State: OR Zip: 97141

Email: j.bucknam721@gmail.com

Property Owner

Name: Brian + Julie Bucknam Phone: 503-842-7793

Address: 5385 Woodlawn St W

City: Tillamook State: OR Zip: 97141

Email: j.bucknam721@gmail.com

Request: Conditional use approval to allow ourselves, friends and family to stay in the trailer that is currently being stored on the property. It would be used for visits, not as a living resident.

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | |
| <input checked="" type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: Partition plat 1999-50 Parcel 1 (End of Martin Ave in Netarts)

Map Number: 25 10 05 609
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

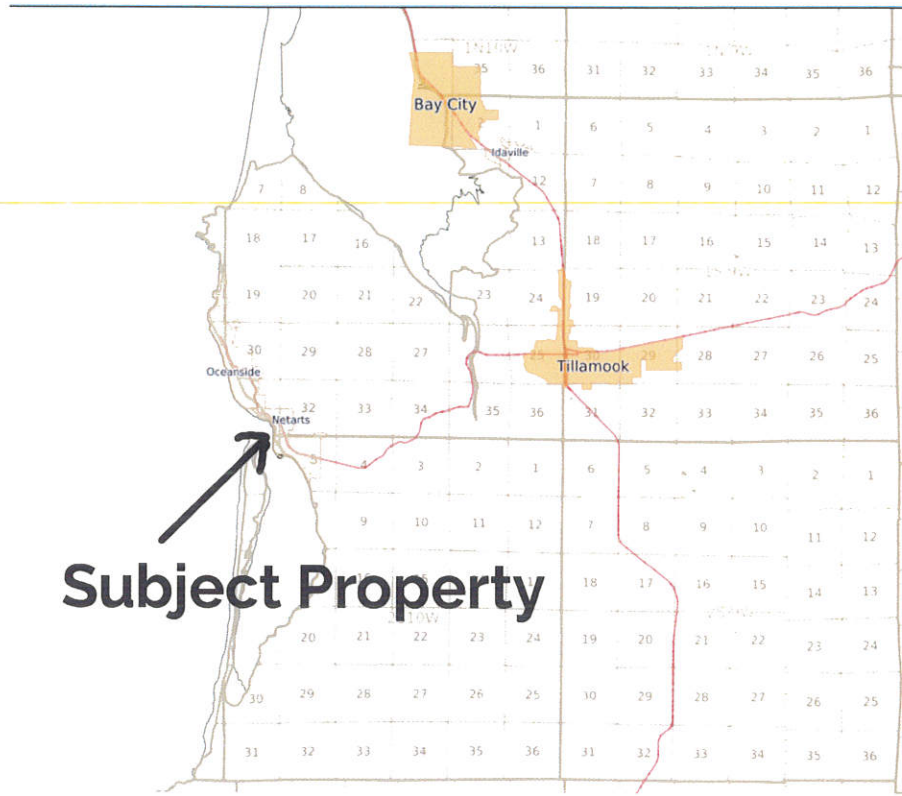
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted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

Julie Bucknam
 Property Owner Signature (Required)

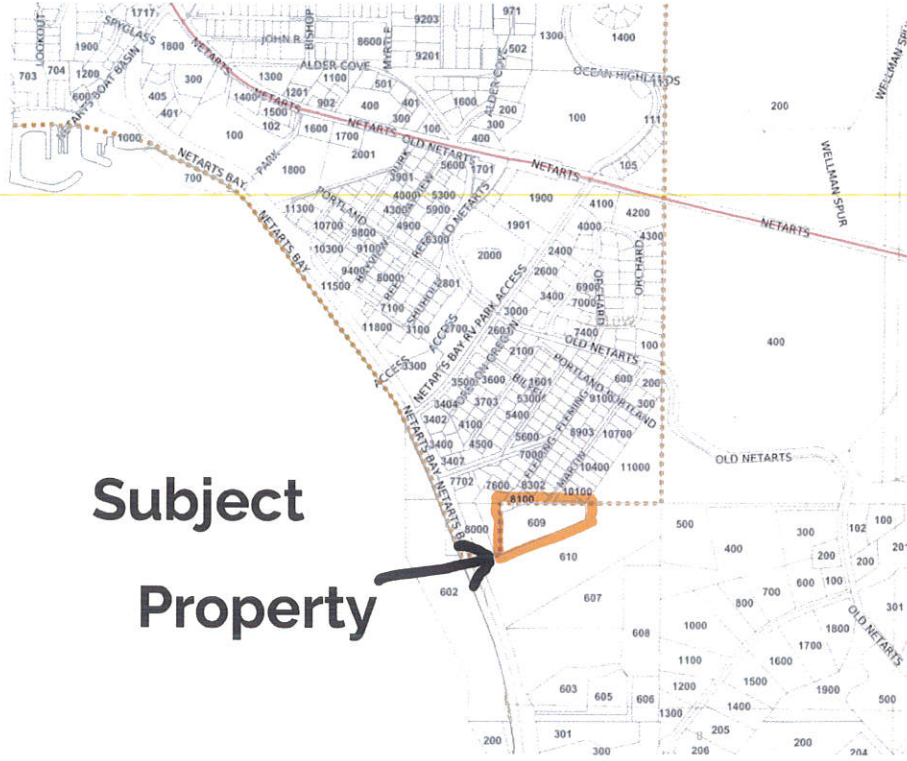
Date

Julie Bucknam
 Applicant Signature

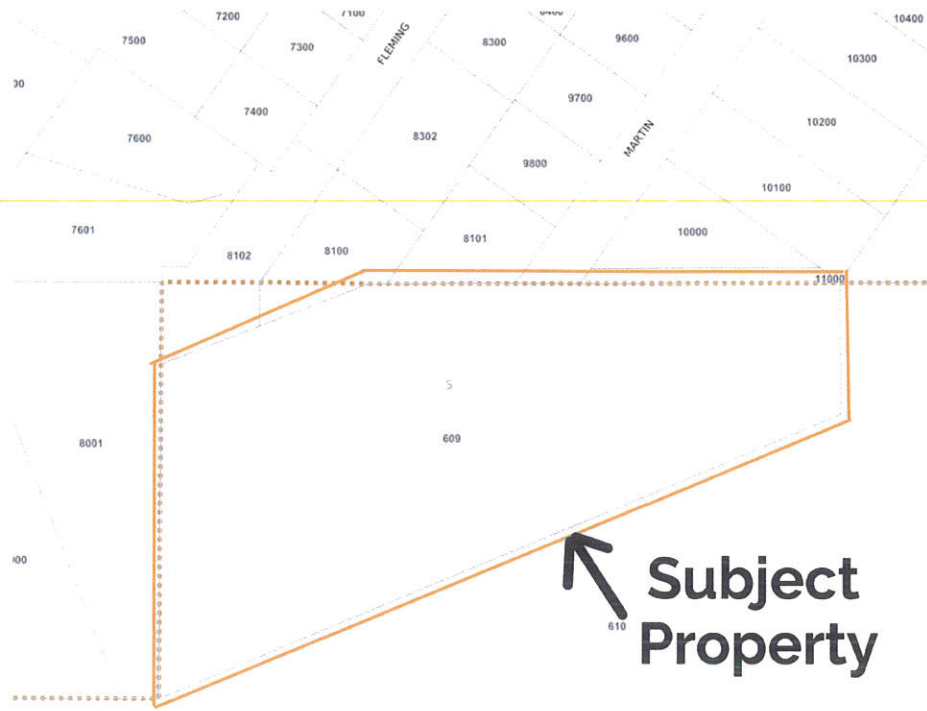
Date



Subject Property



**Subject
Property**





Conditional Use Review Criteria

- 1) Yes, the use of a recreational vehicle is listed as a conditional use for Rural Residential 2 acre zone.
- 2) Yes, the use is consistent with the applicable goals and policies of the Comprehensive plan for this area.

- 3) This parcel is suitable for the use of a recreational vehicle. It is a 2+ acre parcel on the end of a dead end street. The trailer is located in an area that is only visible when driving on the road that is on an easement on our property or from the driveway on the large property to the south.
- 4) The use of a recreational vehicle is compatible with the surrounding area. Martin Avenue is zoned for recreational vehicles and several recreational vehicles are being used on this road, including one at the entrance of our property.
- 5) There are no solar systems, wind energy conversion systems, or wind mills affected by the use of this recreational vehicle.
- 6) Because the recreational vehicle will not be used full time, it will not be using public facilities or services. Electricity will be generated using solar panels, water will be brought from our home in Netarts, and sewer will be pumped out using a company in Tillamook.