



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

RIPARIAN EXCEPTION REQUEST #851-22-000262-PLNG: DEFERRARI

*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: September 12, 2022

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

#851-22-000262-PLNG: An exception request to reduce the required 50-foot riparian setback from the Sandlake Estuary to 30-feet to allow the replacement of an existing accessory structure (shop/garage) within the same building footprint.

The subject property is located at 24800 Sandlake Road, a County road, is located north of Tierra Del Mar, is zoned Rural Residential 2-Acre and is designated as Tax Lot 1200 in Section 29 of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Rick DeFerrari.

Written comments received by the Department of Community Development prior to 4:00p.m. on September 26, 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 September 27, 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 Ext. 3412 or sabsher@co.tillamook.or.us.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

...

For estuaries, all measurements are horizontal and perpendicular from the mean high-water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high-water line.

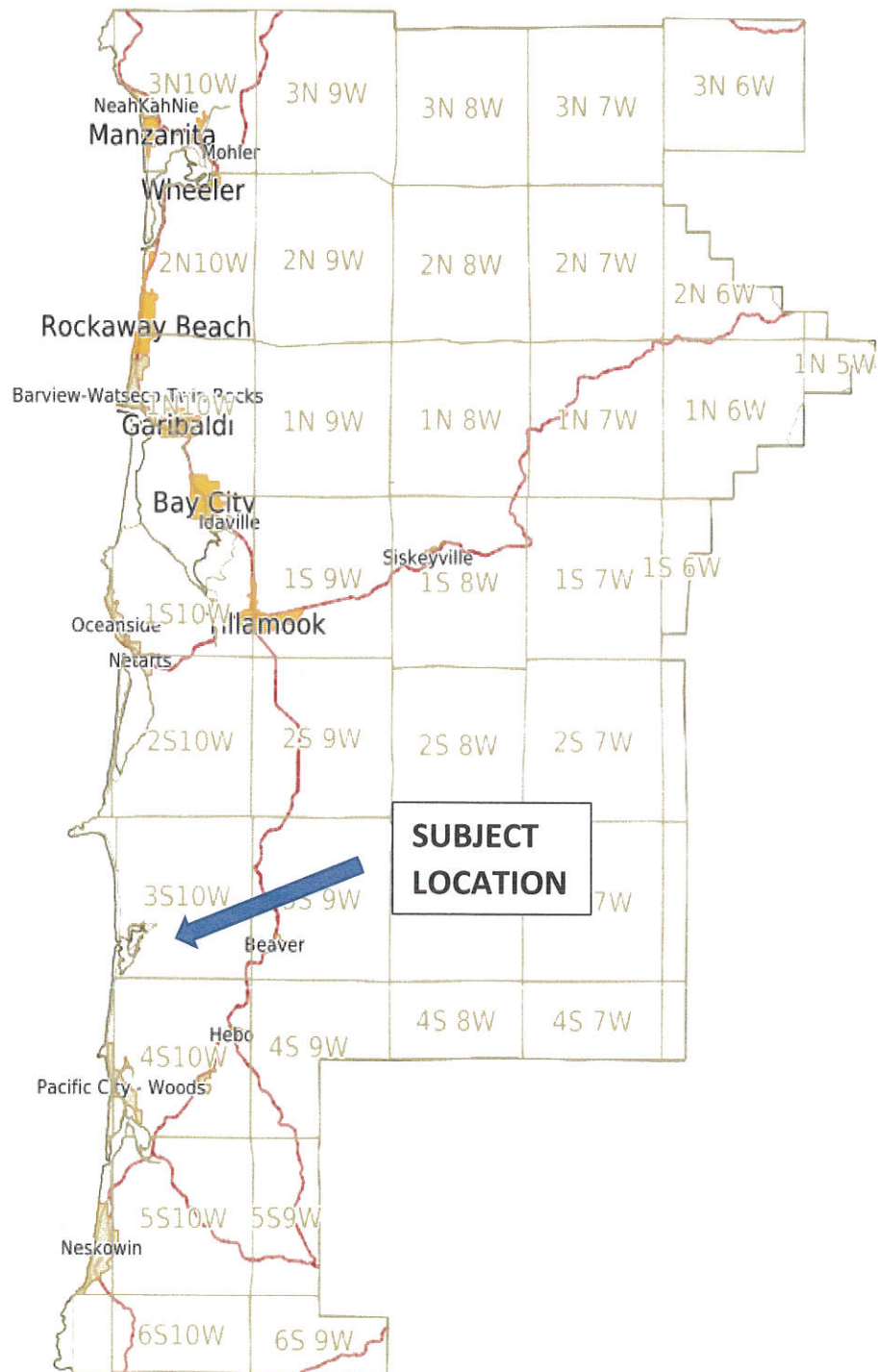
(2) All development shall be located outside of areas listed in (1) above, unless:

...

(c) Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or
(d) A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values.

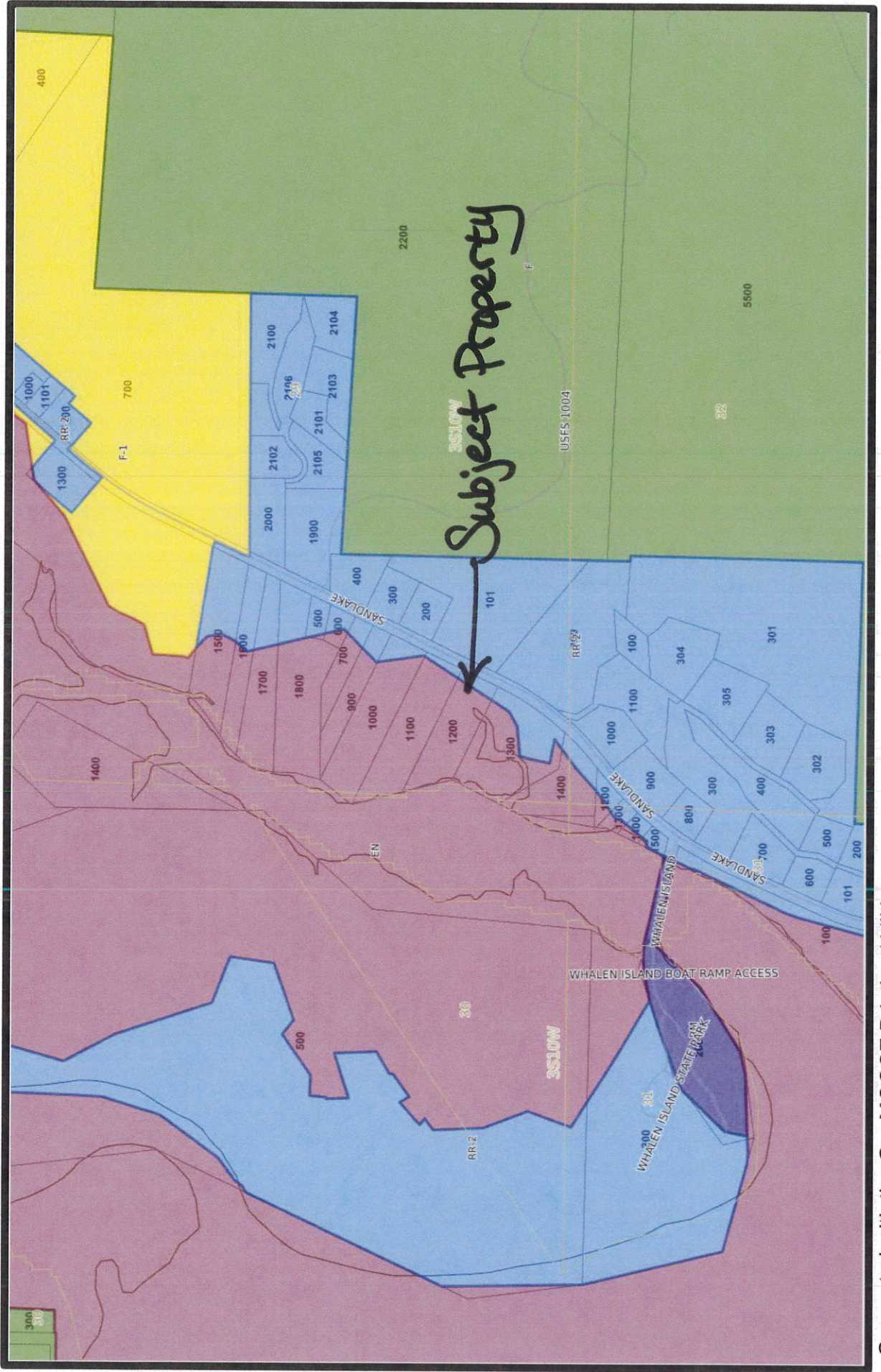
Setbacks may be reduced under the provisions of (c) and (d) above only if the threat of erosion will not increase and a minimum 20-foot setback is maintained. Determinations of habitat values will be made by the Oregon Department of Fish and Wildlife.

VICINITY MAP



#851-22-000262-PLNG: DEFERRARI

Map





PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 127278	
Fees: 1015	
Permit No: 851-22-00002-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: RICK DEFERRI Phone: _____
 Address: PO Box 748
 City: MC MINNVILLE State: OR Zip: 97128
 Email: RICK@OREGONBARRELWORKS.COM

Property Owner

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

Request: EXCEPTION TO RIPARIAN SET BACK FOR REPLACEMENT OF EXISTING SHOP/GARAGE

- | Type II | Type III | Type IV |
|---|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input checked="" type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance 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: 24800 SANDLAKE RD, CHEVRODALE, OR 97112
 Map Number: T3S R10WWM SEC 29 218776
Township Range Section Tax Lot(s)
1200

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) [Signature]

Date 6/24/22

Applicant Signature _____

Date _____

Sarah Absher

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, June 10, 2022 10:12 AM
To: Melissa Jenck
Cc: Sarah Absher; Sheila Shoemaker; rick@oregonbarrelworks.com
Subject: EXTERNAL: 24800 Sandlake Rd

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

I met with the landowner at this address yesterday to review the estuary setbacks.

The existing house and shop structures are approximately 30-40 feet back from the estuary line along the rear edges that face the waterway (distance varies along the length of the structure with the topography).

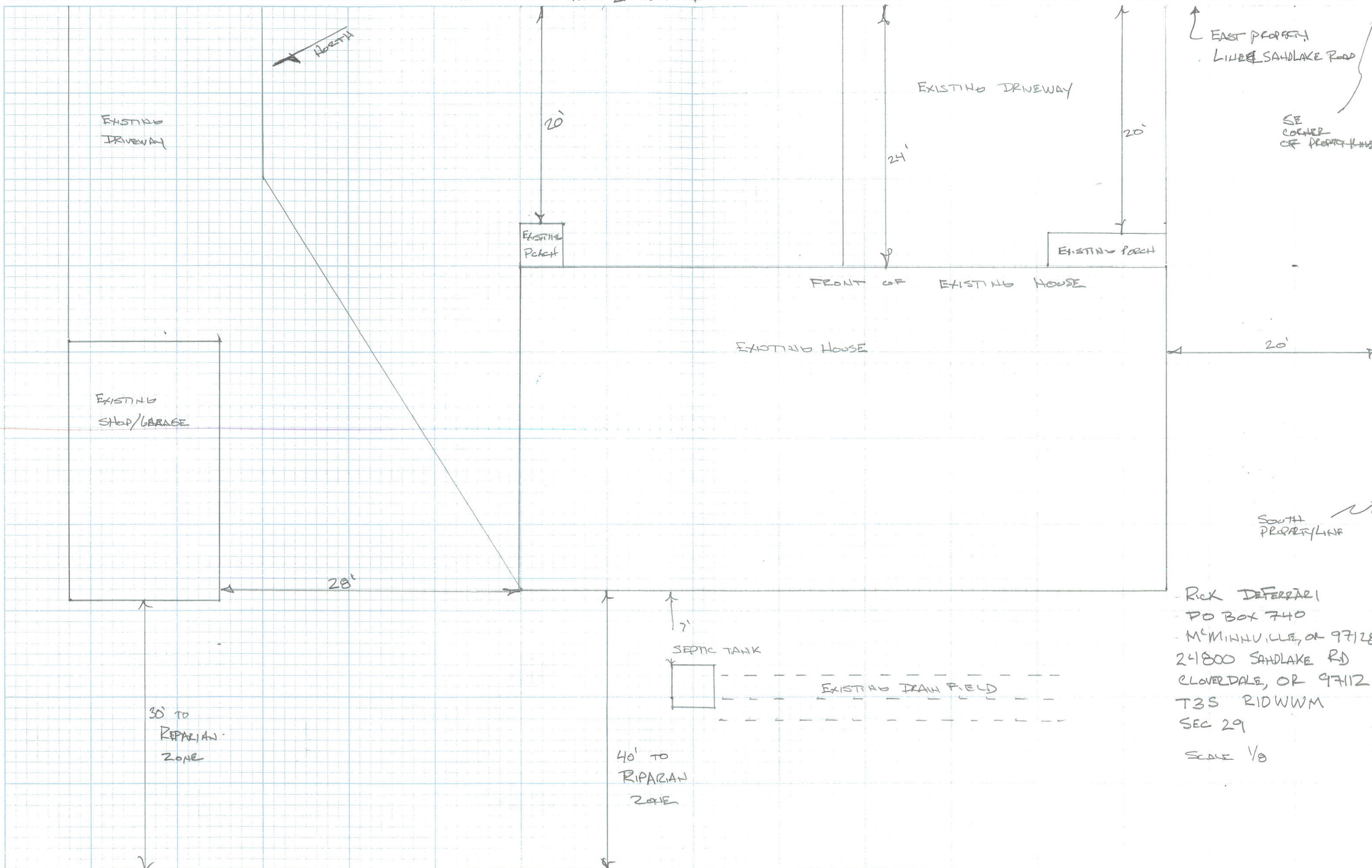
My understanding is that the landowner would like to rebuild in the same footprints of the existing structures. ODFW would not object to this plan.

If necessary to remove any trees within the setback to accommodate construction, ODFW would request mitigation (replanting trees and/or native vegetation) to replace the lost trees. A planting plan could be developed later if permitted and when the construction plan becomes clearer. Control of invasive vegetation on the site would be encouraged also.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

Note new email address as of 4/26/21: Robert.Bradley@odfw.oregon.gov



Rick DeFerrari
 PO Box 740
 McMinnville, OR 97128
 24800 SANDLAKE RD
 CLOVERDALE, OR 97112
 T3S R10W1M
 SEC 29
 SCALE 1/8