



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 REQUEST #851-22-000245-PLNG:
DENNING ACCESSORY STRUCTURE**

*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: October 19, 2022**

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

#851-22-000245-PLNG: Conditional Use request for the construction of an accessory structure without a primary structure in an area of unincorporated Tillamook County, northeast of the City of Nehalem. Accessed via Highway 53, a State Highway, the subject property is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 923 in Section 13 of Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Jesse Denning.

Written comments received by the Department of Community Development prior to 4:00p.m. on November 2, 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 November 3, 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 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 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 contact Sarah Absher, Director, at 503-842-3408 Ext. 3412, or email comments to ltone@co.tillamook.or.us.

Sincerely,

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

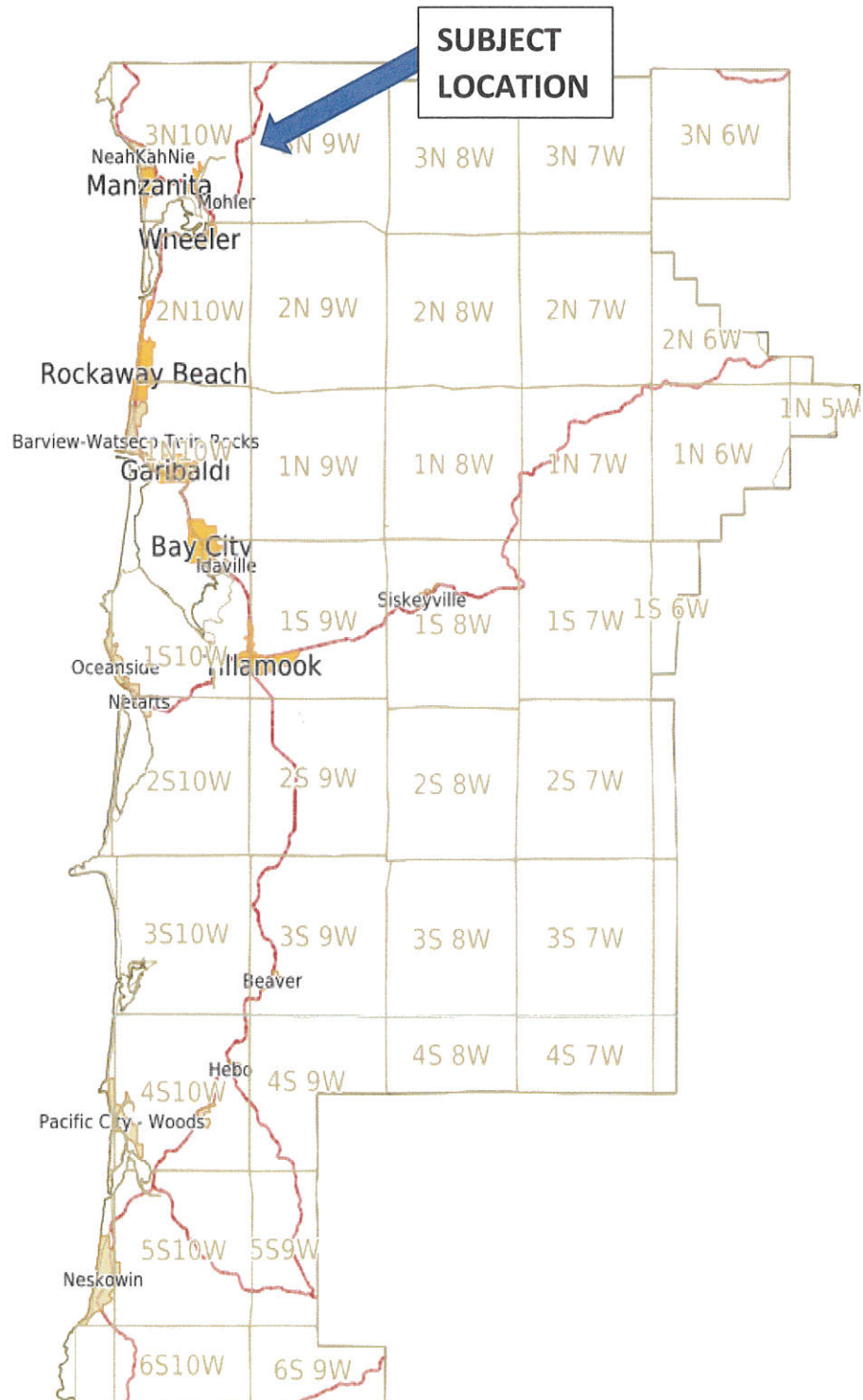
ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

SECTION 6.040: REVIEW CRITERIA:

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

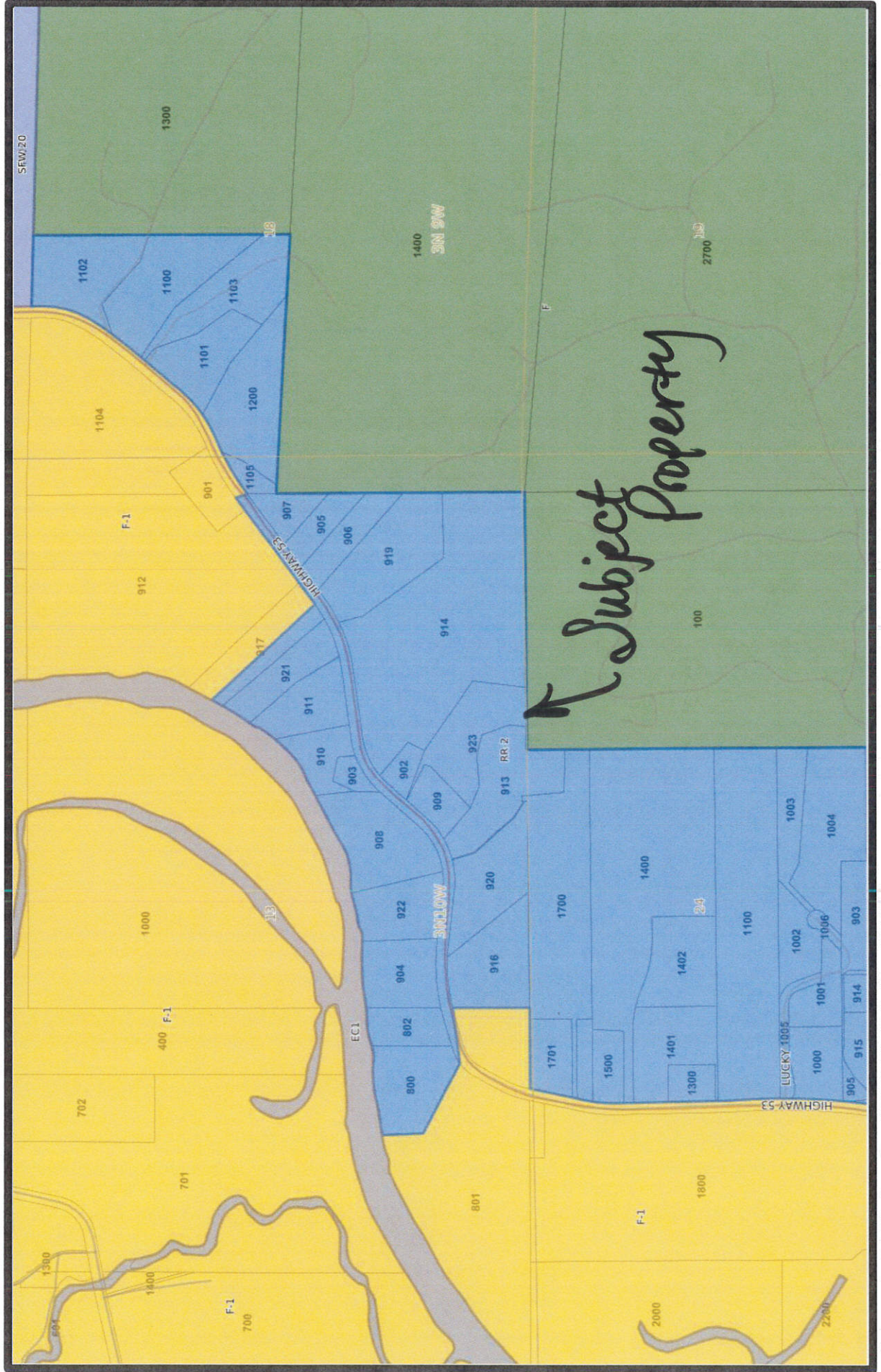
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

VICINITY MAP



#851-22-00245-PLNG: DENNING
ACCESSORY STRUCTURE

Map





PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	JUN 17 2022
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	126810
Fees:	\$1,089.- (Fees Change July 1, 2022)
Permit No:	851-22-600 245-PLNG

Applicant (Check Box if Same as Property Owner)
 Name: Jesse Denning Phone: (503) 812-3470
 Address: P.O. Box 5070
 City: Manzanita State: Or. Zip: 97130
 Email: Oregonjd79@gmail.com

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

Request: ACCESSORY STRUCTURE WITHOUT PRIMARY STRUCTURE

- | 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 checked="" 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 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: _____
 Map Number: 3N 10 13 923
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.

Property Owner Signature (Required) [Signature]

Date 5/30/22

Applicant Signature _____ Date _____

- 1.) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
Yes. (RR-2)
- 2.) The use is consistent with the applicable goals and policies of the comprehensive plan.
Yes. Because it is listed as a conditional use in the (RR-2) zone.
- 3.) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvement and natural features.
Yes. The parcel is nearly four acres in size, it can easily hold a 48' x 36' pole framed shop. The parcels shape, location and topography are all suitable for holding a standalone structure. The vast majority of surrounding properties have such structure/shops. The addition of a permitted well nearby the proposed build site (well I.D. label # 135462) is an improvement to the parcel as it provides a water source for fire suppression. The proposed build site is not near any waterways or streams.
- 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 use will not alter the character of the surrounding area. The character of the surrounding area is farms, logging and other commercial type activity. The proposed build site is situated in a way that is not visible at all to the closest highway (highway 53) west, barely visible to the parcel to the north, not visible to the parcel to the south and is bordered by Stimpson lumber to the east. The proposed build site has access to sheriff, fire and emergency personal and does not impede these agencies from accessing the adjacent properties.
- 5.) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
No. There are no solar or wind energy systems in the area.
- 6.) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
Yes. The proposed use is timely and has adequate access to tax lot 923 via highway 53. The Tillamook sheriff's department Nehalem bay fire and Tillamook PUD all have good access to the area's in and around proposed accessory structure build site.

Site Plan; Jesse Denning

Proposed pole barn 48' x 36' x 14'

North ↑

909

923
3.9 acres

Hwy 53

913

← drive way →

existing shop

Prop. shop

30'

18'

75'

80'

75'

