



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 #851-22-000305-PLNG: GRIFFIN

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: December 12, 2022

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

#851-22-000305-PLNG: A Conditional Use Request for the placement of a recreational vehicle, along with siting an accessory structure without an onsite primary structure on a property located within Unincorporated Tillamook County accessed off Trask River Road, a County road, and is designated as Tax Lot 109 in Section 25B of Township 1 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owners are Anson Griffin.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 27, 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, December 28, 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,

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

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

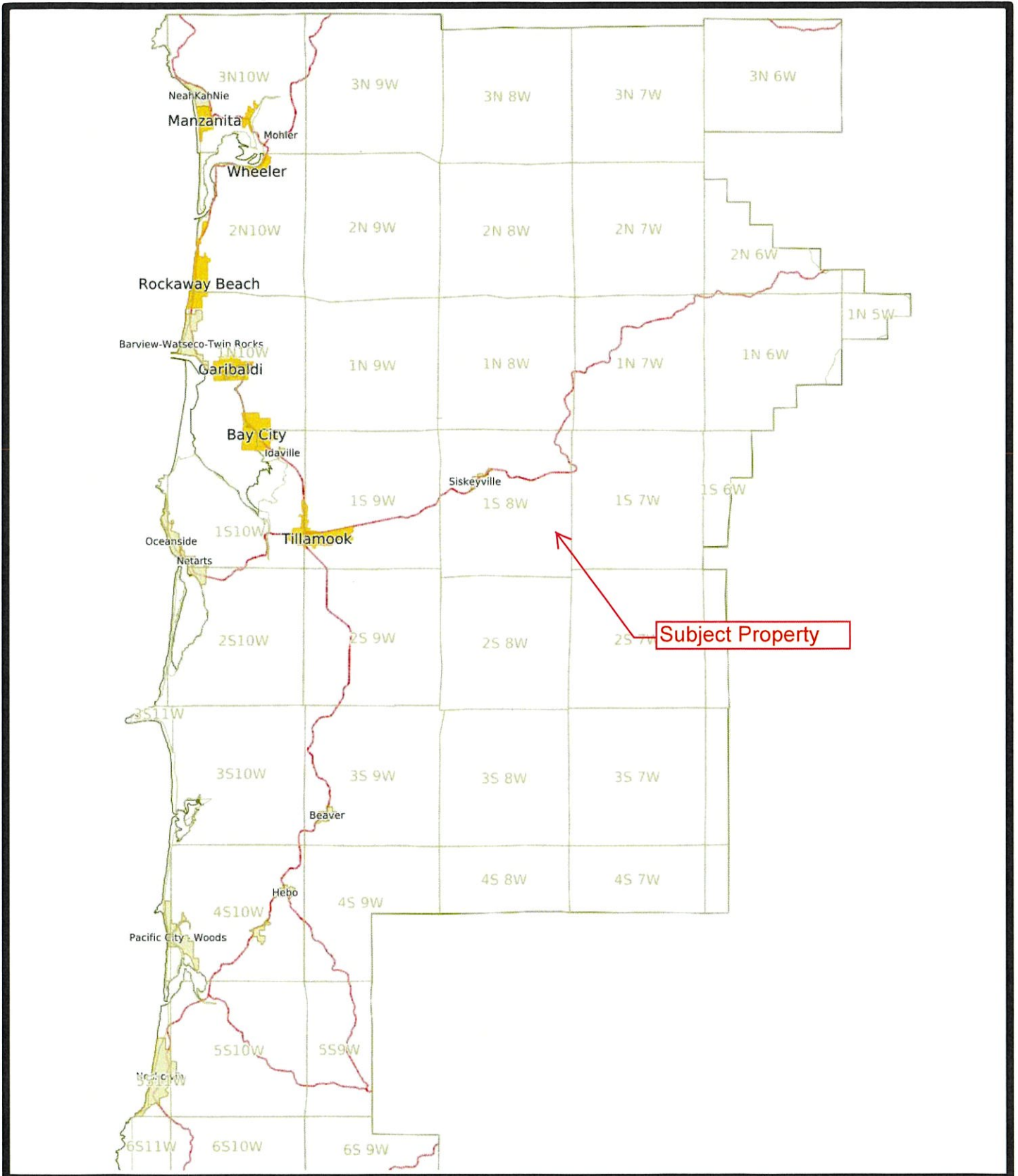
TCLUO ARTICLE VI:

SECTION 6.040: REVIEW CRITERIA

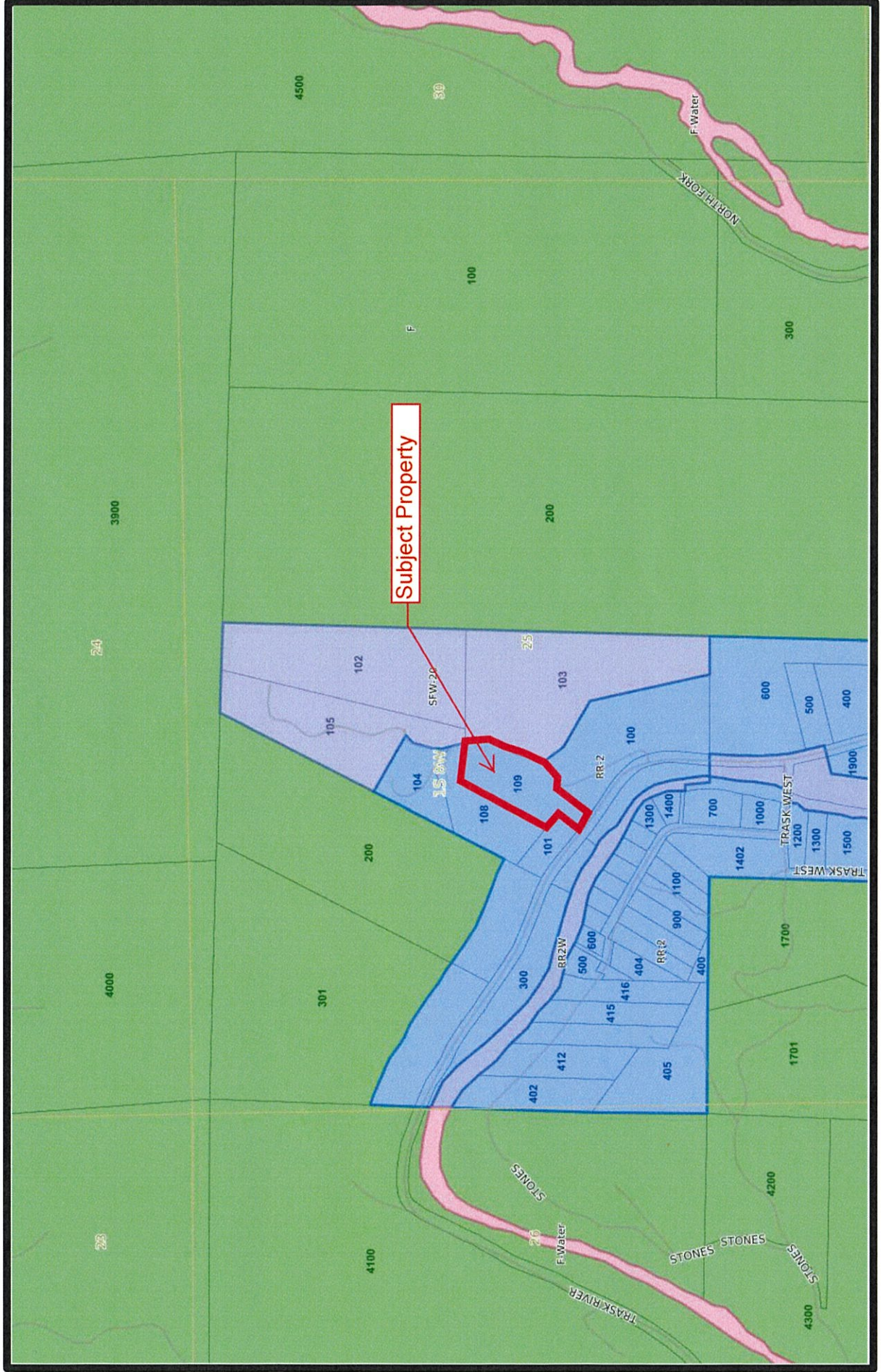
Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (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

Vicinity Map - Griffin



Zoning Map



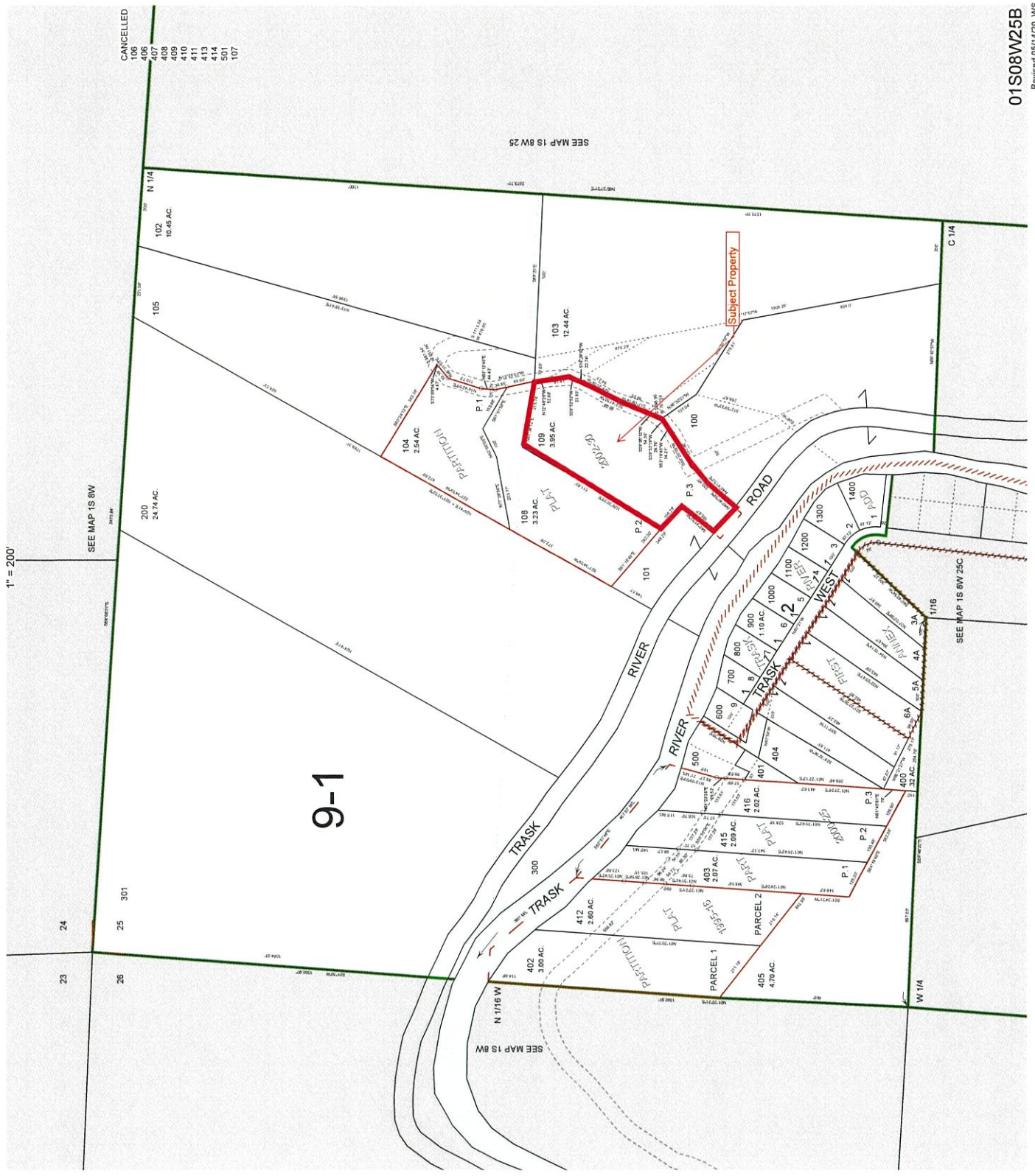
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.W. 1/4 SEC. 25 T. 1S. R. 8W. W.M.
TILLAMOOK COUNTY

01S08W25B



1" = 200'



01S08W25B
Revised 05/14/20, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 12, 2022 11:43:55 am

Account # 409416 Map # 1S0825B000109 Code - Tax # 0901-409416 Legal Descr PARTITION PLAT 2002-30 Lot - PARCEL 3 Mailing Name GRIFFIN, ANSON HUNTER Agent In Care Of Mailing Address GENERAL DELIVERY GARIBALDI, OR 97118 Prop Class 640 MA SA NH Unit RMV Class 400 01 AC 102 30222-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2021-6691 Sales Date/Price 08-02-2021 / \$135,000.00 Appraiser ELIZABETH LOFTIS
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Situs Address(s)		Situs City			
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0901	Land 69,730			Land 0	
	Impr. 0			Impr. 0	
Code Area Total	69,730	37,360	2,096	0	
Grand Total	69,730	37,360	2,096	0	

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0901		<input type="checkbox"/>		RR-2	Designated Forest Land	104	A	3.45	OB	69,730
Grand Total								3.45		69,730

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

Exemptions / Special Assessments / Potential Liability										
NOTATIONS:										
■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362										
■ S T F - DISQUALIFIED & FIVE YEARS OUT 321.709 ADDED 2007										
Code Area 0901										
FIRE PATROL:										
■ FIRE PATROL NORTHWEST										
					Amount	18.75	Acres	3.45	Year	2021

Comments: 6/27/03 DISQ. FROM HIGHEST/BEST USE FORESTLAND-MARKET VALUE. RCW 8/04 Property applied for forestland and to go into STF program/Met criteria. RCW 2/5/07 Disqualified from STF. No new application after sale. Posted addn'l taxes. KF 4/18/16 - Land reappraisal, tabled values. Size change per GIS acreage calculations. EJ.

Statewide Wetlands Inventory



R. Seunben, Department of State Lands, Est. Here, Samin, G. OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Seunben 2013

	Sections
	LWI 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
	SWIPredominantlyHydricSoilMU
	SWIAGateWino

1 inch = 0.07 miles



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



Date: 12/12/2022



State of Oregon
 Department of State Lands
 776 Summer Street, NE, Ste 100
 Salem, OR 97301-1279
 (503) 946-5200



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED AUG 05 2022 BY: Counter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>MS</i>	
Receipt #:	
Fees: \$1500.00	
Permit No: 851-22-000305-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: *Arson Griffin* Phone: *503-801-1251*
 Address: *Trask River Rd. - 109*
 City: *Tillamook* State: *OR* Zip: *97141*
 Email: *anson.griffina@yahoo.com*

Property Owner

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

Request: *RV placement + accessory structure*

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: _____

Map Number: *1S* *8* *25B* *109*
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

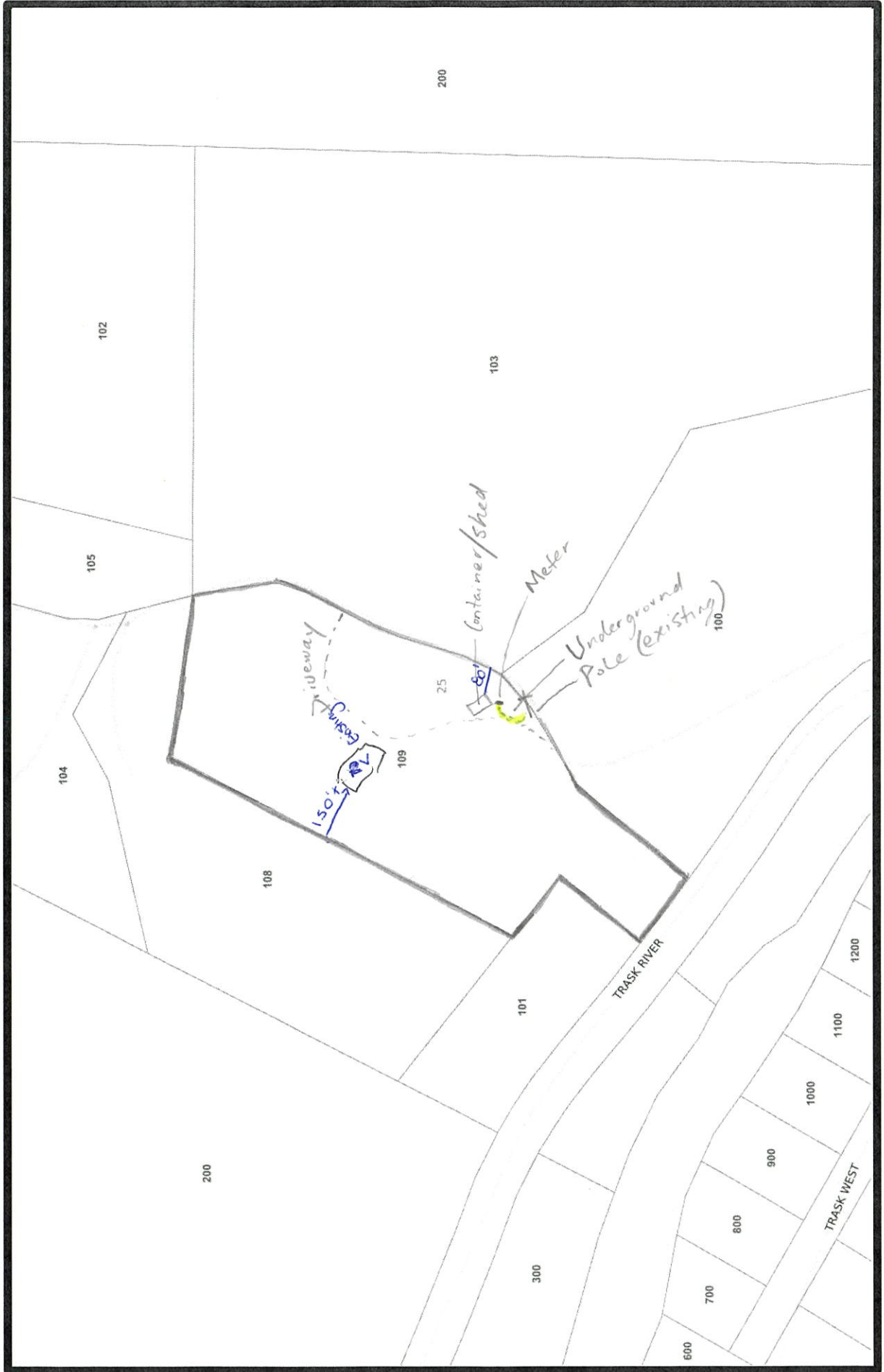
Authorization

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]
 x Property Owner Signature (Required) _____ Date _____

Applicant Signature _____ Date _____

Map



1) Yes

2) Yes - Because allowed conditionally in RR-2 zone

3) Yes, the proposed area is safe and clear of creeks, water, and riparian areas, creeks on the property do not affect the proposed location. The property is large, and fits all improvements. low slope in developing area.

4) Yes, it will not alter the surrounding properties uses, all use is contained on this property. All surrounding properties and homes are very far apart.

5) No, none in the area.

6) Yes, public access off Trask River Rd.
Existing spring for water supply.
In Tillamook Fire Service District.