



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

NON-CONFORMING MINOR REVIEW

#851-22-000338-PLNG: PEDERSEN/GREEN TOASTER, LLC

*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 14, 2022

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

#851-22-000338-PLNG: A Non-Conforming Minor Review request to allow the expansion of an existing non-conforming single-family dwelling, with the addition of second story and decks. *The existing dwelling is a nonconforming use in the Recreation Management (RM) zone.* The subject property is located at 27500 Hwy 101 North, a State highway. The subject property is located north of the City of Rockaway Beach and is designated as Tax Lot 104 in Section 17 of Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned Recreation Management (RM). Applicant is Alan Pedersen. Property Owner is Green Toaster, LLC.

Written comments received by the Department of Community Development prior to 4:00pm on December 28, 2022, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

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 property 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 decision will be made no sooner than the next business day, December 29, 2022.

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 x 3412 or email Lynn Tone, DCD Office Specialist, at ltone@co.tillamook.or.us.

Sincerely,

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

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

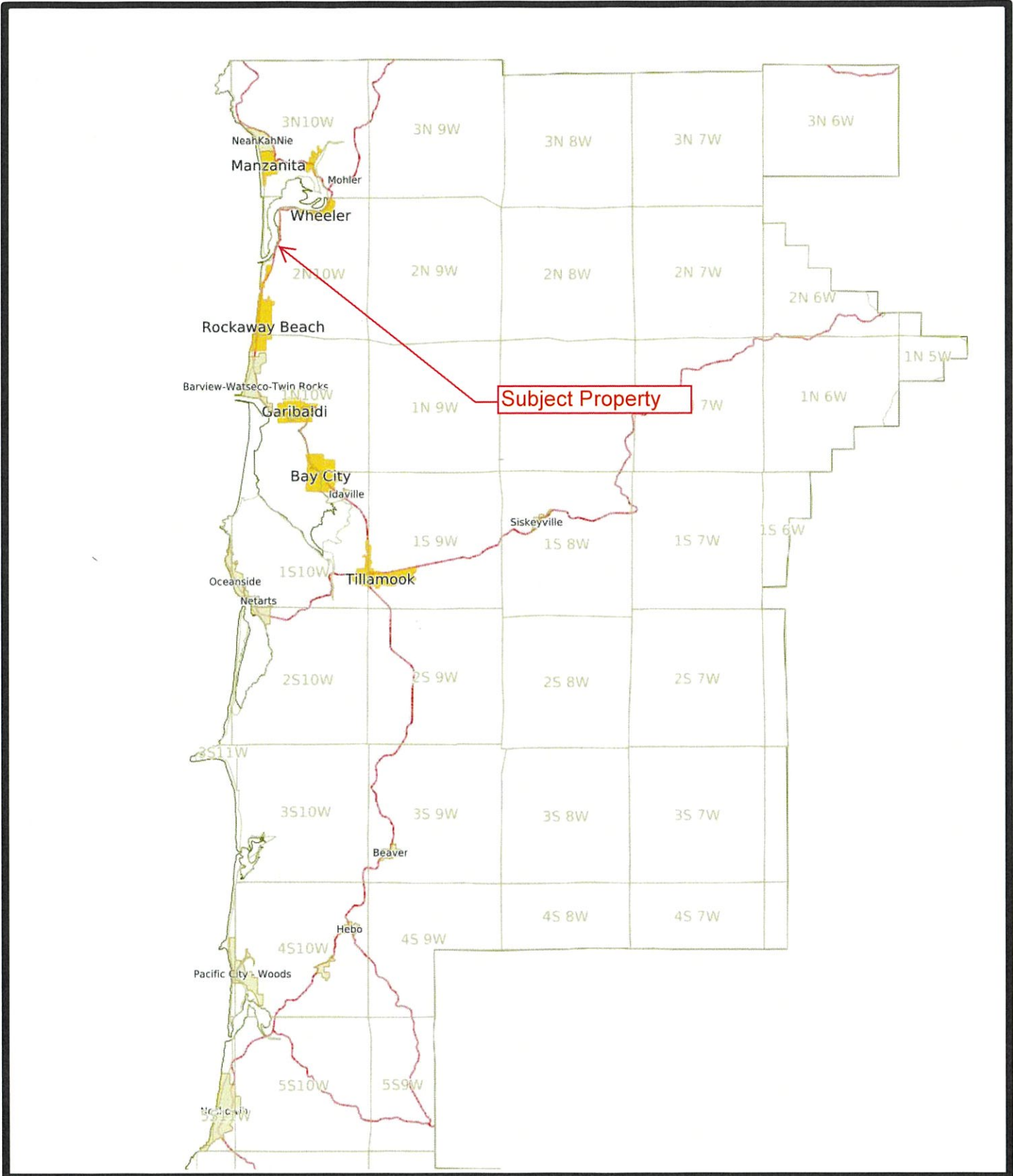
Enc. Maps, Site Plan, Applicable Ordinance Criteria

REVIEW CRITERIA

TCLUO SECTION 7.020: NONCONFORMING USES AND STRUCTURES

- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 - 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 - 2. Numbers and kinds of vehicular trips to the site;
 - 3. Amount and nature of outside storage, loading and parking;
 - 4. Visual impact;
 - 5. Hours of operation;
 - 6. Effect on existing vegetation;
 - 7. Effect on water drainage and water quality;
 - 8. Service or other benefit to the use or structure provides to the area; and
 - 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
 - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

Vicinity Map



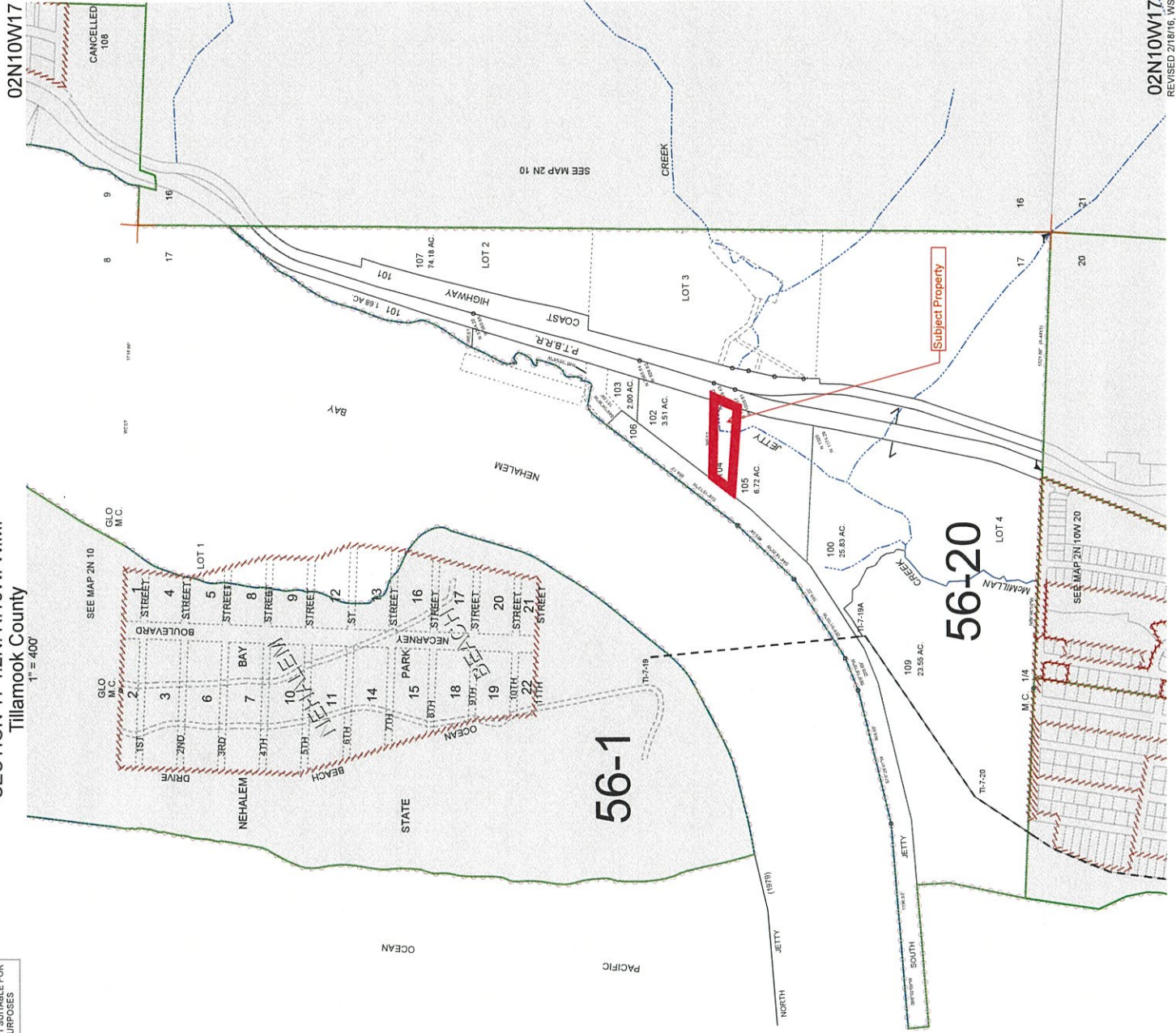
Zoning Map



FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES.

SECTION 17 T.2N. R.10W. W.M.
Tillamook County

1" = 400'



**TILLAMOOK COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

12/14/2022 3:38:06 PM

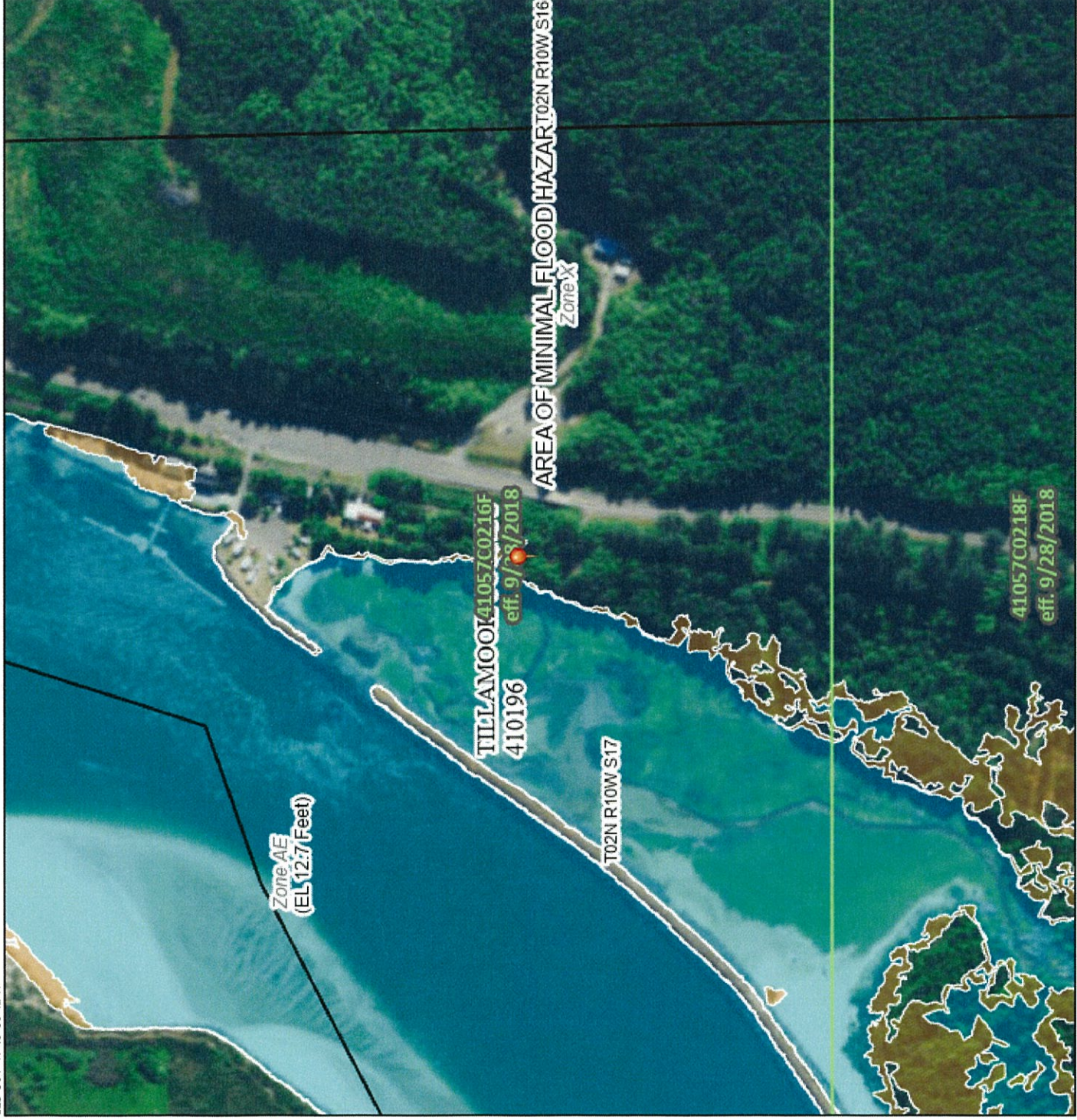
Account # 58387
Map 2N1017-00-00104
Owner GREEN TOASTER, LLC
PO BOX 275
NEHALEM OR 97131

Name Type	Name	Ownership Type	Own Pct
OWNER	GREEN TOASTER, LLC	OWNER	100.00
OWNER (100%)	GREEN TOASTER, LLC		

National Flood Hazard Layer FIRMette



123°56'7"W 45°39'42"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, AD9
- 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 X
- 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

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

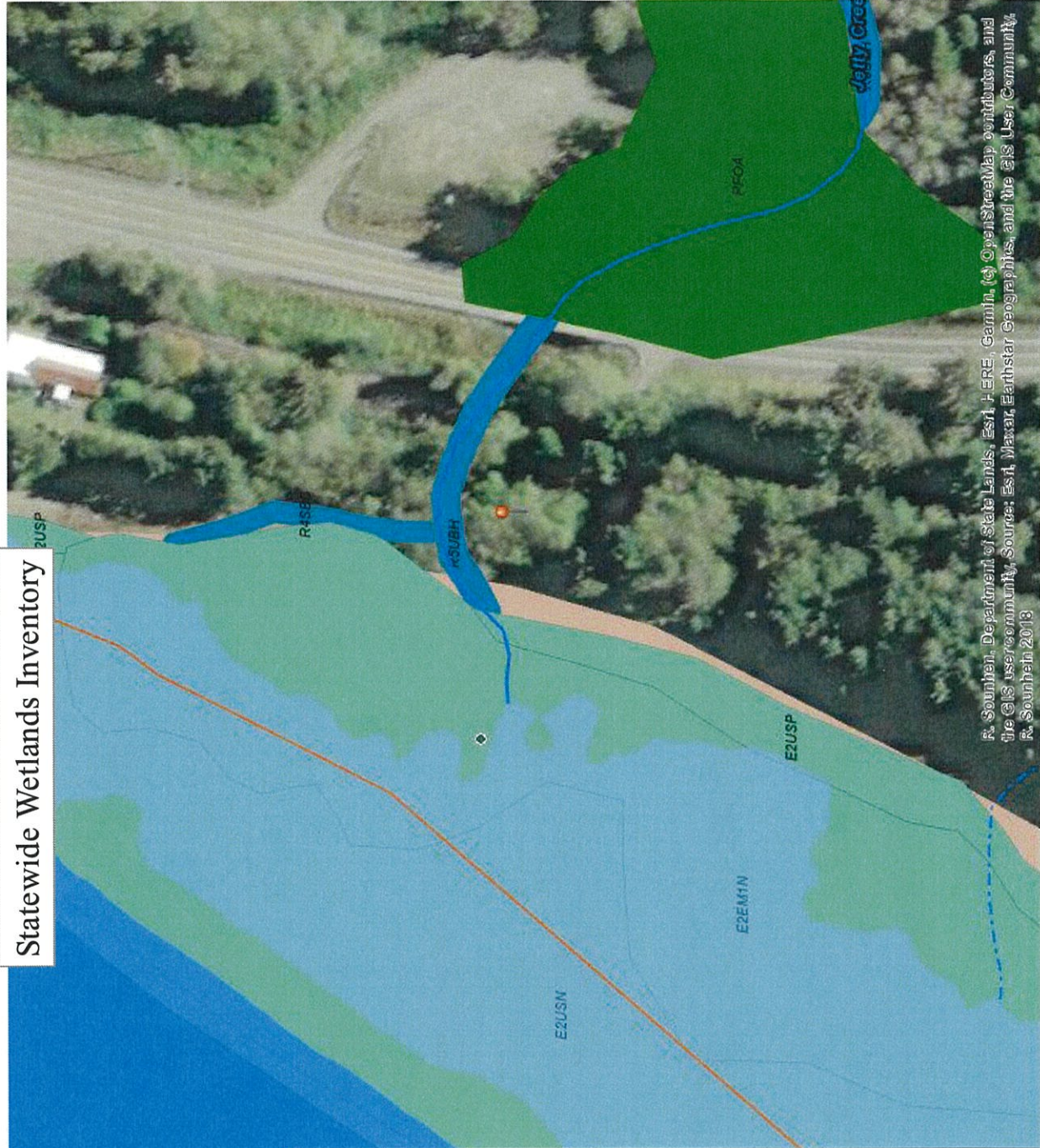
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 12/14/2022 at 6:48 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.

Statewide Wetlands Inventory



R. Sounthier, Department of State Lands, Esri, FERE, Gamma, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounthier 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
	SWIAGateW/inlo



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 on-site investigation by a wetland professional can verify actual field conditions.



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	AUG 26 2022
	BY: Counter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MT
Receipt #:	129175
Fees:	1,500
Permit No:	851-22-00338-PLNG

Applicant (Check Box if Same as Property Owner)

Name: Alan Pedersen Phone: 503-780-1620
 Address: 32415 SW Unger rd
 City: Cornelius State: OR Zip: 97113
 Email: Alanpedersen58@gmail.com

Property Owner

Name: Kelly & Janice Phone: 503-812-0896
 Address: P.O. Box 275 LaGrange 14955 Old Mohler Rd
 City: Nehalem State: OR Zip: 97131
 Email: nbcraggirl@live.com

Request: Rehab Existing Residence for personal use.
\$380,000 value

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
- Foregone Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: _____

Map Number: 2N 10 17 104
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.

Kelly Smith
 Property Owner Signature (Required)
Alan Pedersen
 Applicant Signature

8/26/22
 Date
8-26-22
 Date

BASIS OF BEARING
 THE LINE BETWEEN FOUND MONUMENTS (202) AND (203) BEARS SOUTH 40°25'44" WEST, THE CALCULATED RECORD VALUE FROM MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS.

NOTES
 THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS RELATIVE TO THE CALCULATED EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY. THE MONUMENTS SHOWN ON THIS MAP ARE THE NORTH AND SOUTH MONUMENTS WERE DETERMINED BY HOLDING THE LINES BETWEEN FOUND MONUMENTS (202) - (203) AND (203) - (204). THE RAILROAD RIGHT-OF-WAY WAS DETERMINED BY OFFSETTING THE EXISTING RAILROAD TRACKS 50' WESTWARD.

MONUMENT NOTES

- (202) FOUND 600 HALL IN NORTHWEST CORNER OF WOOD RAILROAD BRIDGE. SEE MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR LINE.
- (203) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "C WANK COOK LS 1098" 0.1' ABOVE GROUND. SEE MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR LINE.
- (204) FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "TOOIT 0.3' BELOW GROUND. SEE MAP B-2398, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR CONTROL.
- (205) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "C WANK COOK LS 1098" 0.5' BELOW GROUND. SEE MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR CONTROL.

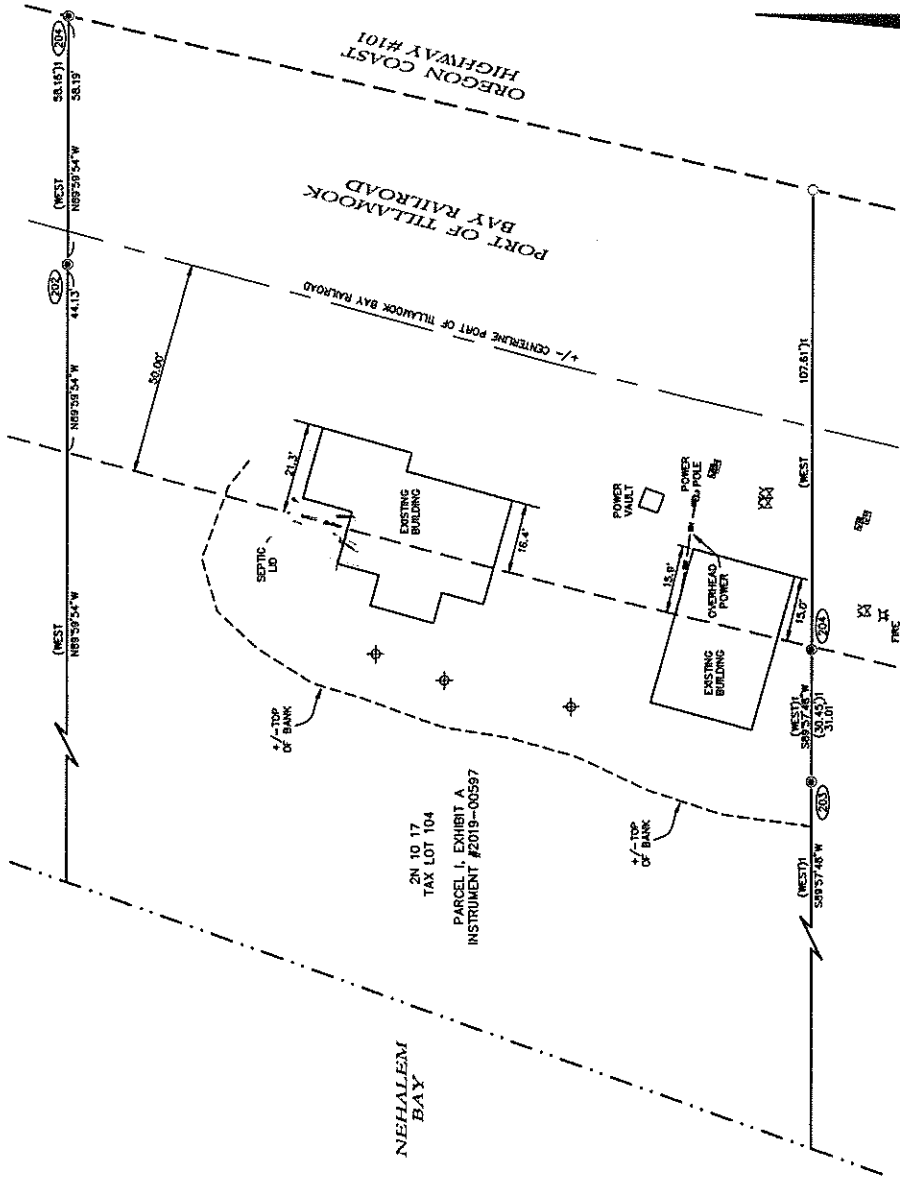
LEGEND

- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT SEARCHED FOR, NOT FOUND.
- ⊕ INDICATES YELLOW FLAG.
- ⊞ INDICATES WATER METER.
- ⊞ INDICATES WATER VALVE.
- () INDICATES RECORD VALUE PER MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE PER MAP A-4006, TILLAMOOK COUNTY SURVEY RECORDS.
- NO () OR < > INDICATES MEASURED VALUE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Eric M White
 OREGON
 APRIL 28, 2014
 ERICK M. WHITE
 78572
 RENEWS 07/30/2022

**ONION PEAK
 DESIGN**

11460 EVERGREEN WAY
 NEHALEM, OR 97131
 (503) 440-4403

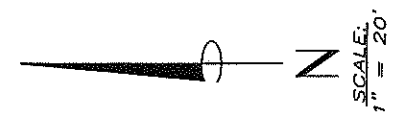


*2 ADD 17
 Tax Lot 104*

EXHIBIT MAP FOR:
**GREEN
 TOASTER, LLC**
 A TRACT OF LAND AS DESCRIBED IN PARCEL I,
 EXHIBIT A, INSTRUMENT #2019-00597,
 TILLAMOOK COUNTY SURVEY RECORDS.
 SE 1/4, SECTION 17, T2N, R10W, W.M.
 TILLAMOOK COUNTY
 JUNE 21, 2022

2680 Hwy

TOAST #A3022
 TOAST2206-ELDW





€ 4.005

Narrative for remodel/rehab located at 27500 HWY 101 N Rockaway Oregon Map 2N1017 TL 104.

The proposed remodel is to restore a single family residence to livable state that it can be used by the property owners as their residence. A portion of the property is a marine estuary which has been delineated and is well below the remodel site so there will be no disturbance to same. There will be very little disturbance to vegetation and or wildlife as we will be doing work only on the existing footprint and using as much of the existing structure as possible including the foundation and walls per current building codes. The only addition to the footprint will be 2 small porches on the west (front) side and a second story. The structure shall still remain as a 2 bedroom home and there is no commercial use proposed. The Property has city water, power and a functional septic system, and a gravel access so there will be very little ground disturbance. The access off HWY101 has good site distance and will not change. There are no properties close that this will have any effects on or hinder any views or uses of them. The roofline will be within the Height requirement and is conducive to solar energy production. The roof line will not impede any views as the only things to the east are hwy 101 and the railroad which are obscured by vegetation. There is an existing garage building to remain and ample parking and maneuvering space already established for a single-family home.

It is our hope that this narrative covers all the bases and will help with planning approval so we can move forward with an application for a building permit. Please feel free to contact me with any question or additional Information you might need.

Thank you,

Alan Pedersen General Contractor CCB.88101 Ph 503-780-1620

a)

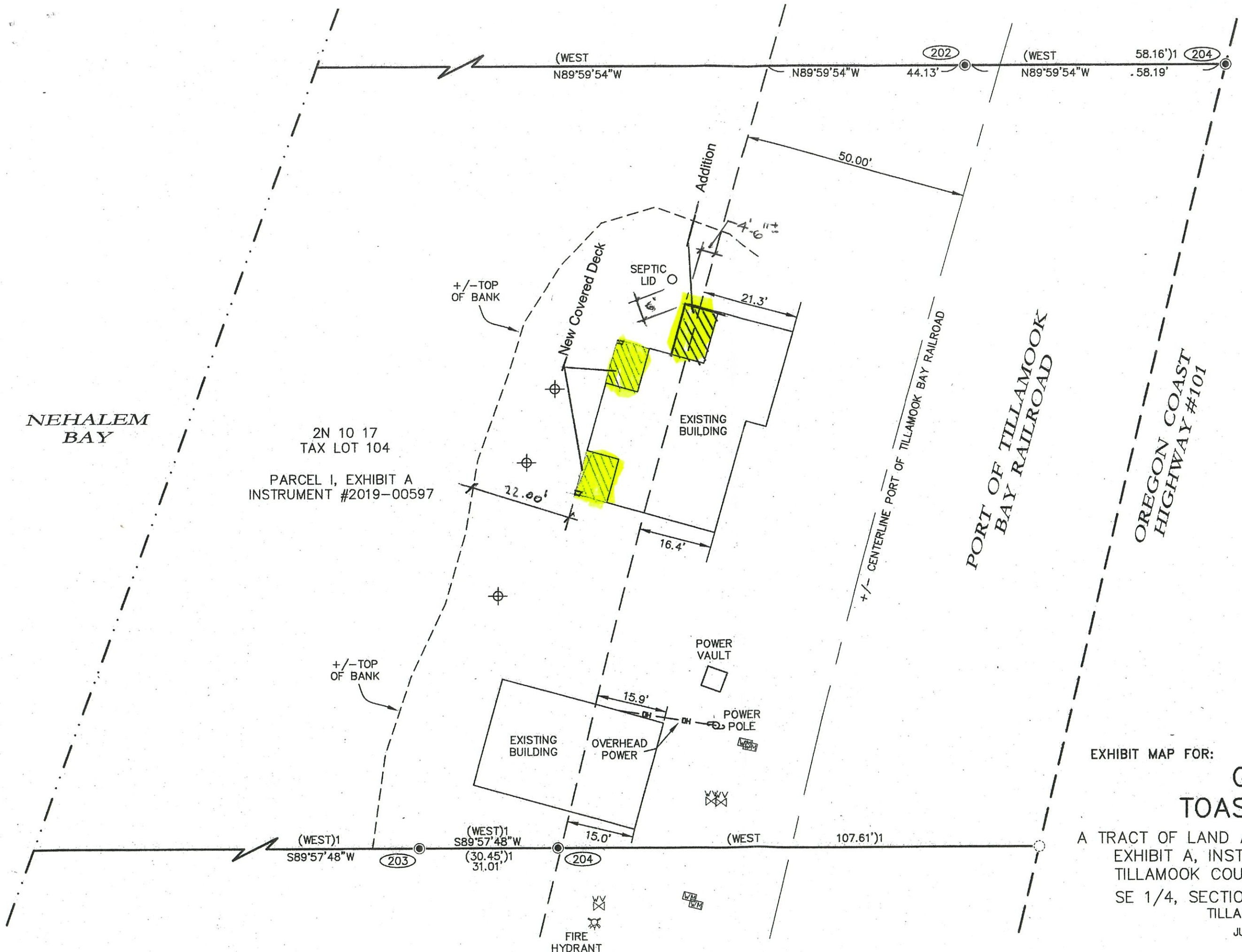
i.

1. Residential use only (No change)
2. Only property owners & guests
3. No Reduction of parking or increased storage
4. See Narrative
5. Remains Residential
6. See Narrative
7. Landscape as required & removal of invasive species
7. Rain & Storm Water shall Remain the same & will go ~~to~~ into permeable ground
8. Continues AS as a single Family Residence
9. Compatible with established use. No change
- ii See Narrative

b) See site plan (no change)

NEHALEM BAY

2N 10 17
TAX LOT 104
PARCEL I, EXHIBIT A
INSTRUMENT #2019-00597

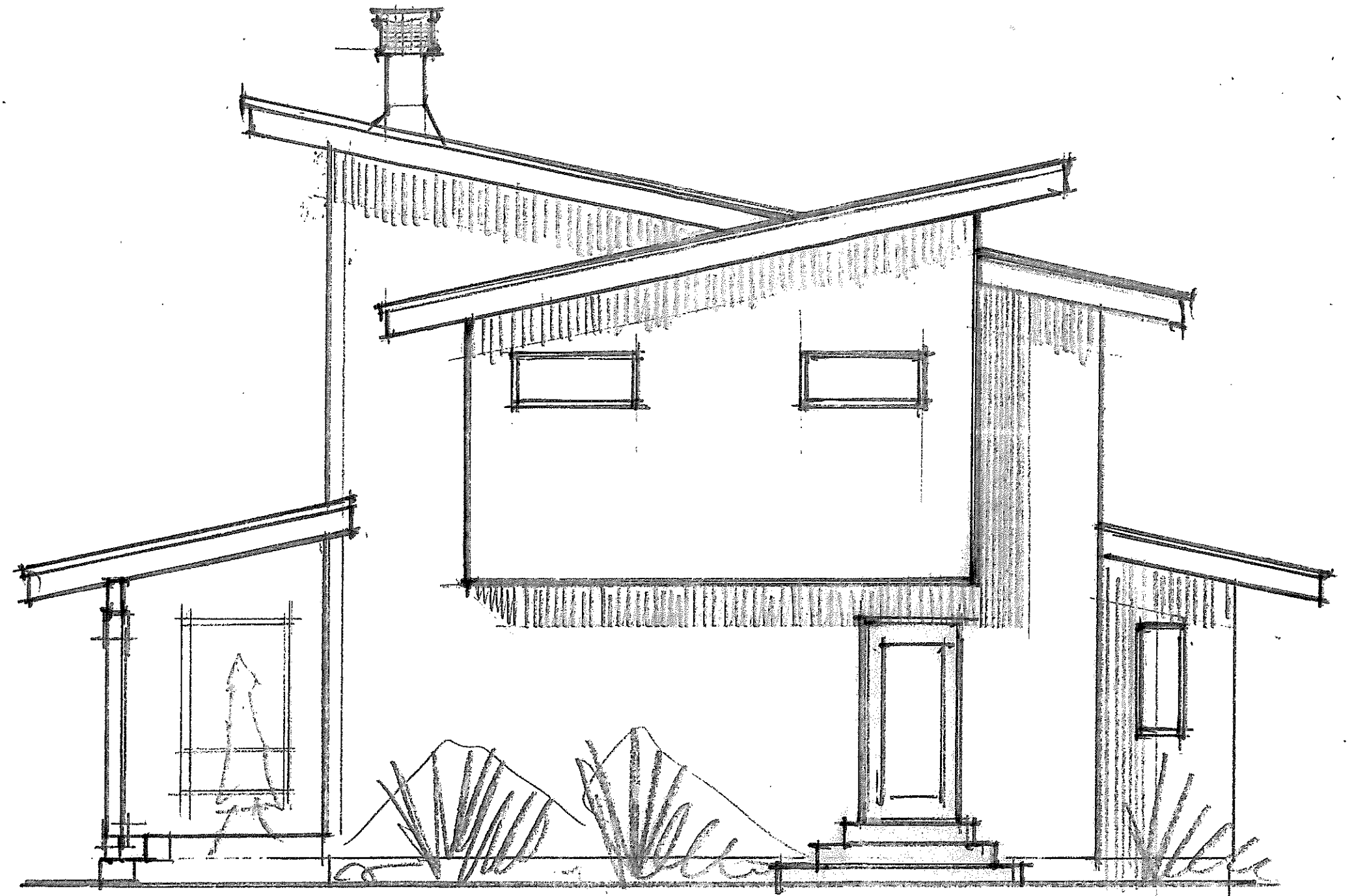


SCALE:
1" = 20'

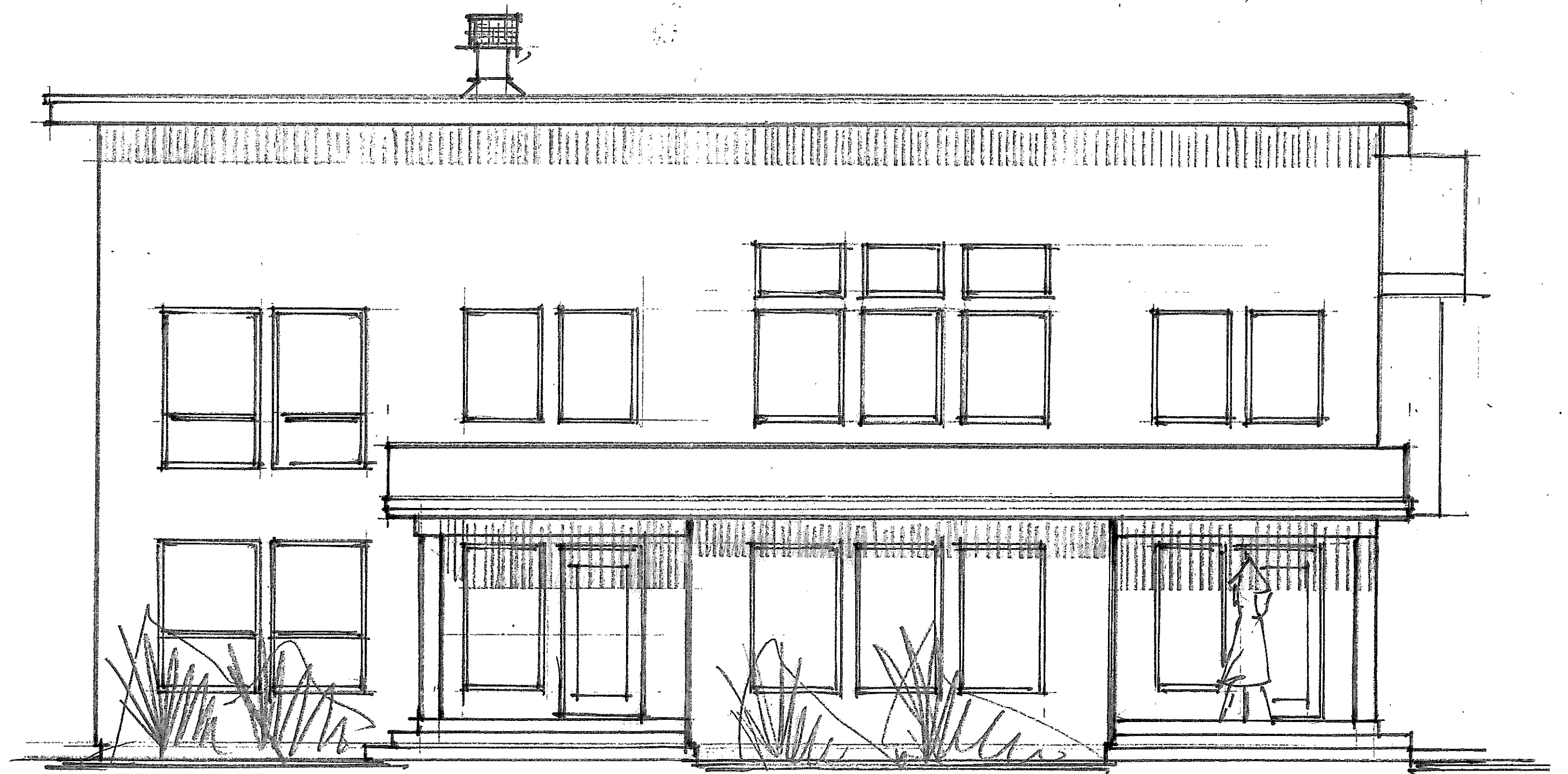
EXHIBIT MAP FOR:

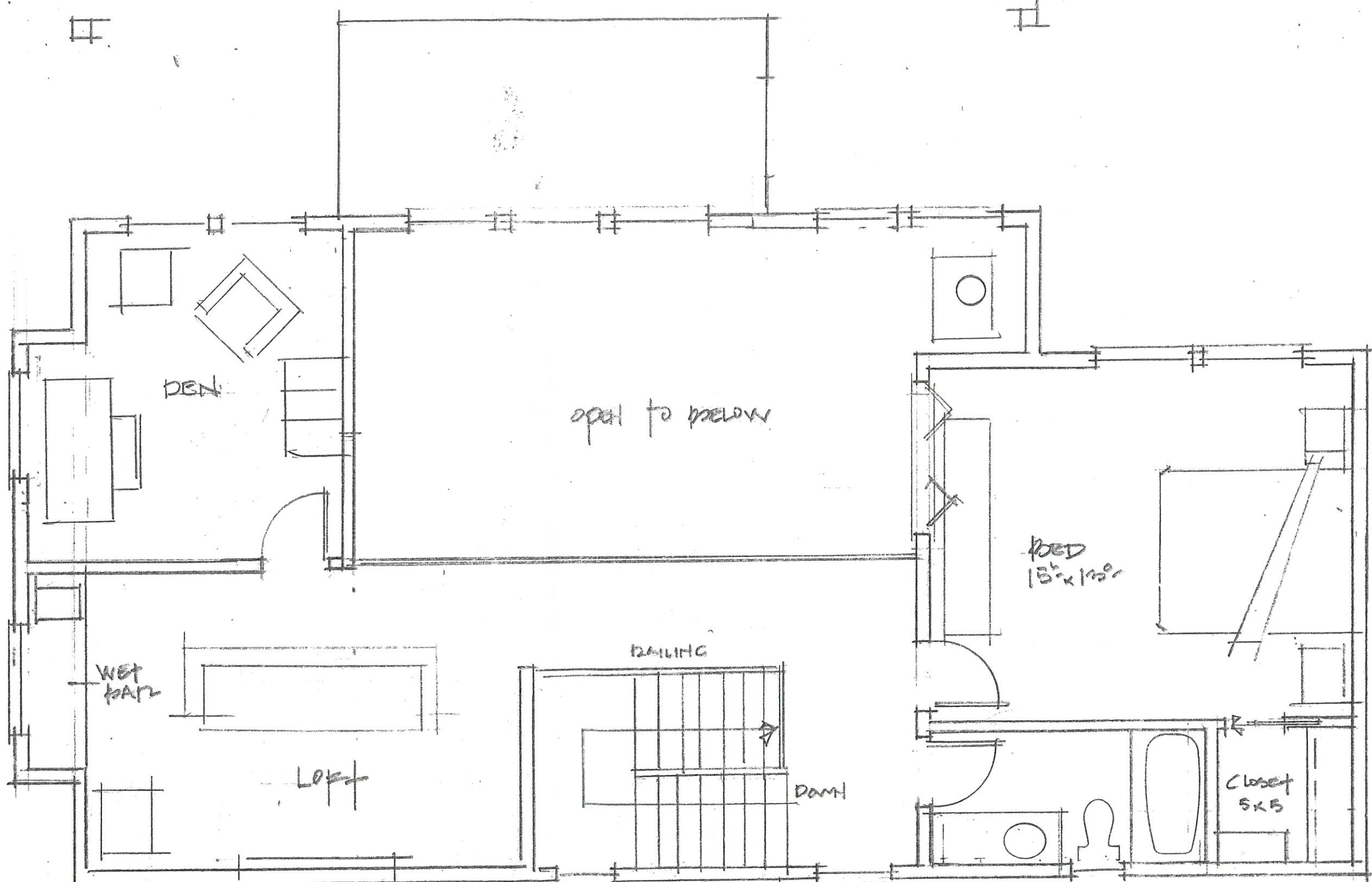
**GREEN
TOASTER, LLC**

A TRACT OF LAND AS DESCRIBED IN PARCEL I,
EXHIBIT A, INSTRUMENT #2019-00597,
TILLAMOOK COUNTY SURVEY RECORDS.
SE 1/4, SECTION 17, T2N, R10W, W.M.
TILLAMOOK COUNTY
JUNE 21, 2022

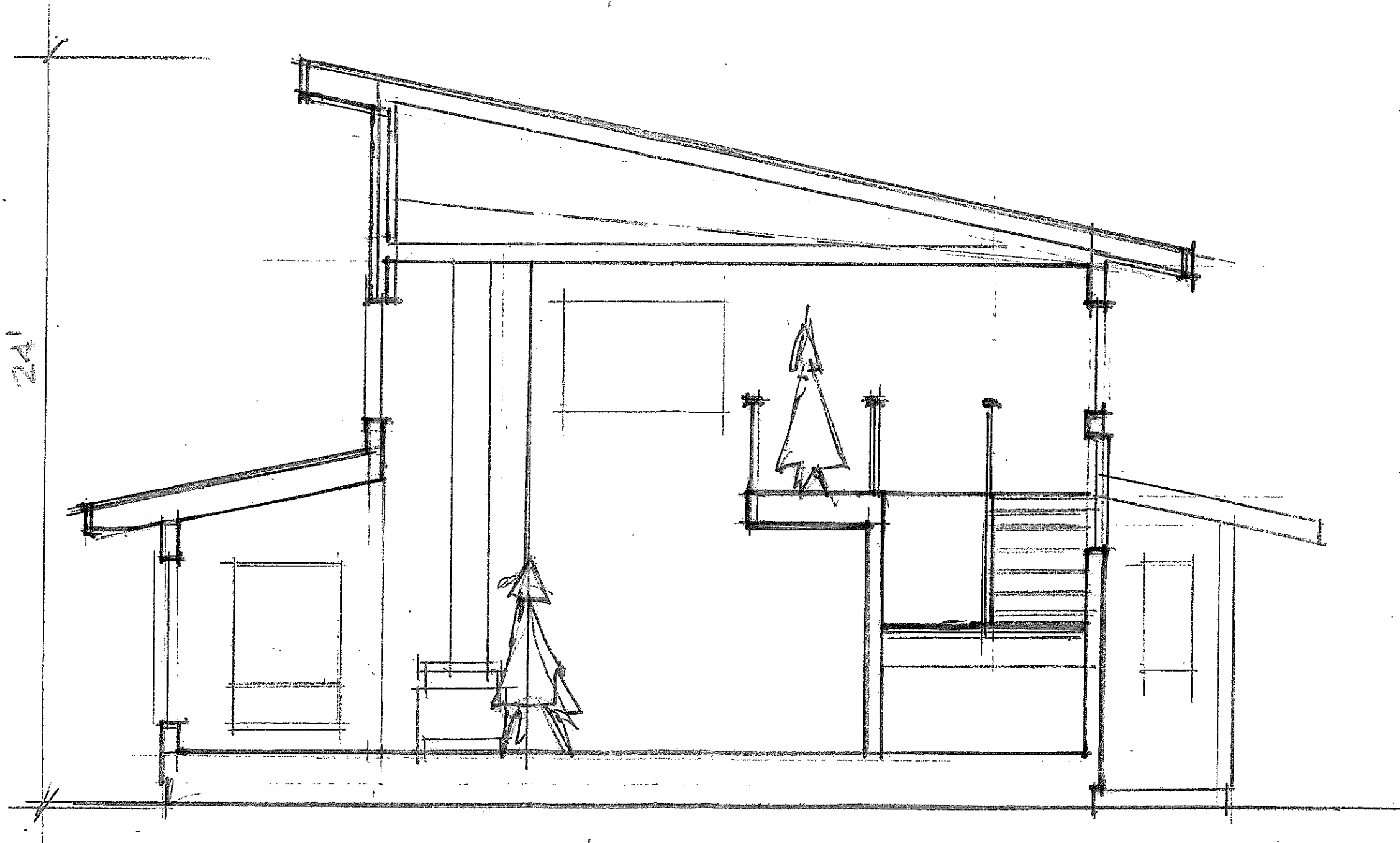


SOUTH ELEVATION.



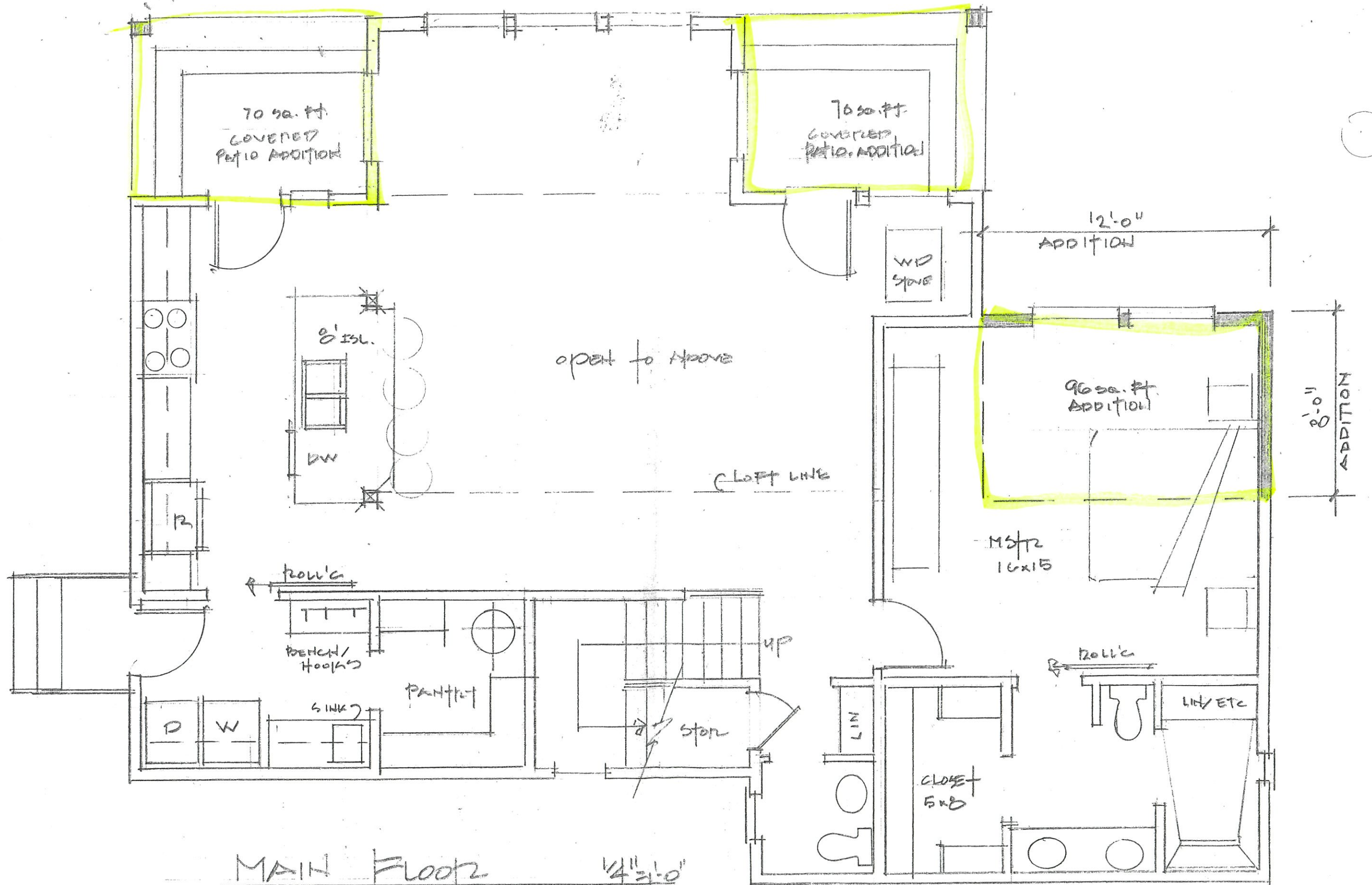


UPPER LEVEL 1/4" = 1'-0"
844 SQ. FT.



SECTION

1/4" = 1'-0"



MAIN FLOOR 1/4" = 1'-0"

17511 sq. ft. TOTAL
 NOTE: NEW sq. ft. = 96 sq. ft.