



Land of Cheese, Trees and Ocean Breeze

1510 - B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

**NON-CONFORMING MINOR REVIEW #851-22-000357-PLNG:
K&L CONSTRUCTION/HAMMOND**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

January 6, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on January 6, 2023. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141 and can be found on the Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before 4:00pm on January 18, 2023. This decision will become final on January 18, 2023, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

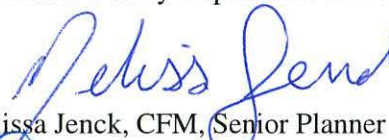
- Request:** Nonconforming Minor Review request for the replacement of a single-family dwelling. *The subject property maintains two (2) dwellings, with the request to replace one of the manufactured dwellings.*
- Location:** The subject property is located at 22725 Hwy 101 S, a State highway. The subject property is located north of the Unincorporated Community of Beaver and is designated as Tax Lot 1400 in Section 20 of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Rural Residential 2-Acre (RR-2)
- Applicant:** K&L Construction, 42200 Hwy 226, Scio, OR 97374
- Property Owner:** John Hammond, 22725 Hwy 101 S, Cloverdale, OR 97112

CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all required Federal, State, and Local permits, including demolition permits and on-site sanitation permits, as applicable.
2. All applicable permits, including a consolidated Zoning/Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction of the proposed expansion.
3. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
4. Applicant/property owner shall comply with the relevant standards of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
5. Development shall be limited to the replacement of the existing 1980's Manufactured Dwelling as indicated on the submitted site plan included in "Exhibit B" of this report.
6. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval, or an extension is requested from, and approved by this Department prior to its expiration.

Sincerely,
Tillamook County Department of Community Development


Melissa Jenck, CFM, Senior Planner


Sarah Absher, CFM, Director

Enclosed: Vicinity & Zoning Maps



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
357www.tillamook.or.us

Building (503) 842-3407
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Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW #851-22-000357-PLNG: K&L CONSTRUCTION/HAMMOND

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: January 6, 2023

REPORT PREPARED BY: Melissa Jenck, Senior Planner, CFM

I. GENERAL INFORMATION:

- Request:** Nonconforming Minor Review request for the replacement of a single-family dwelling. *The subject property maintains two (2) dwellings, with the request to replace one of the manufactured dwellings.*
- Location:** The subject property is located at 22725 Hwy 101 S, a State highway. The subject property is located north of the Unincorporated Community of Beaver and is designated as Tax Lot 1400 in Section 20 of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Rural Residential 2-Acre Zone (RR-2)
- Applicant:** K&L Construction, 42200 Hwy 226, Scio, OR 97374
- Property Owner:** John Hammond, 22725 Hwy 101 S, Cloverdale, OR 97112

II. PROPERTY DESCRIPTION:

The subject property is located north of the Unincorporated Community of Beaver and is bisected by Highway 101 S. According to Tillamook County Assessor's records, the subject property is approximately 19.87-acres and is developed with two (2) existing manufactured dwellings (Exhibit A). The subject property is zoned Rural Residential 2-Acre, with the two (2) dwellings located east of Highway 101 South, along with accessory

outbuildings (Exhibit A). The portion of the property located westerly of Highway 101 South is in Forest deferral and primarily vegetated with tree species (Exhibit A).

Tillamook County Assessor's records indicated that the manufactured dwellings were placed in 1978 and 1980 (Exhibit A). The Applicant is proposing to replace the 1980's manufactured dwelling and replace it with a new manufactured dwelling (Exhibit B).

The surrounding area north is also zoned Rural Residential 2-Acre Zone (RR-2) for those properties abutting Highway 101 S and are developed with residential uses (Exhibit A). The subject property is adjacent to the Forest (F) zone located to the east and west (Exhibit A). The property abuts Farm (F-1) zoned properties along its southerly boundary. The dwelling is located in FEMA Flood Zone 'X', with easterly portions of the property within 'Zone A' as depicted on FEMA FIRM 41057C0740F dated September 28, 2018 (Exhibit A). Beaver Creek runs north-south along the easterly portion of the subject property (Exhibit A).

Applicant is proposing replace the 1980's Manufactured Dwelling on the subject property with a new Manufactured dwelling (Exhibit B). The dwelling is considered to be non-conforming use as the Rural Residential 2-acre (RR-2) zone allows only one (1) dwelling on a property.

III. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section IV of this report:

- A. Section 3.010: Rural Residential 2-Acre Zone (RR-2)
- B. Article VII: Nonconforming Uses and Structures

IV. ANALYSIS:

A. Section 3.010: Rural Residential 2-Acre Zone (RR-2)

(1) PURPOSE: The purpose of the RR zone is to provide for the creation and use of smallacreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

(2) USES PERMITTED OUTRIGHT: In the RR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.

(a) Single-family dwelling

Findings: Staff finds that the residential use of a single-family dwelling and accessory structures is a use allowed by right in the underlying zone. The subject property is currently improved with two (2) Manufactured Dwellings, which makes the second of the Manufactured dwellings a non-conforming use involving a structure. The proposed replacement of a non-conforming use is subject to the provisions of TCLUO Article 7: Non-conforming uses and structures.

B. Article VII, Section 7.020 Nonconforming Uses and Structures

The purpose of the NONCONFORMING USES AND STRUCTURES provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses which pre-date, and which do not comply with, this Ordinance. The intent is to allow changes to nonconforming uses and structures in a manner that does not increase the level of adverse impact to surrounding areas. These provisions are intended to be consistent with ORS 215.130.

TCLUO Section 7.020(1) ‘Definitions’: A nonconforming use is defined in the Tillamook County Land Use Ordinance (TCLUO) Section 7.020 as “A use that does not conform to current requirements of this Ordinance but which legally existed at the time the applicable section(s) of the Ordinance took effect and has continued into the present without discontinuance as described in Section 7.020 (6).”

Findings: County records indicate the subject property was developed in accordance with applicable land use ordinance provisions at time of construction in 1978 and 1980 (Exhibit A). Staff finds the Manufactured Dwelling is considered non-conforming use as defined above (Exhibits A and B).

TCLUO Section 7.020(5) ‘Replacement or Use Addition’ indicates that the replacement of a nonconforming use involving a structure shall be subject to satisfaction of the Nonconforming Minor Review criteria. Specifically, that a nonconforming use involving a structure shall demonstrate that the structure to be replaced is suitable only for nonconforming uses.

Findings: Staff find the nonconformity of the property consists of two (2) dwellings on a Rural Residential 2-Acre (RR-2) zoned property. The RR-2 zone currently allows for one (1) single-family dwelling. Staff find that the existing structure is a Manufactured Dwelling, to be replaced with a new Manufactured Dwelling (Exhibit B). A Manufactured Dwelling structure is constructed as dwelling. Staff find that Manufactured Dwellings are suitable only as dwellings as designed. Staff finds that Applicant’s request constitutes a replacement of a nonconforming use involving a structure and is therefore subject to the Minor Nonconforming Review process which is addressed below.

TCLUO Article X requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 250 feet of the subject property and applicable agencies. Staff must allow at least 14 days for written comment and must consider received comments in making the decision.

Findings: A notice of the request was mailed to property owners within 250 feet of the subject property and impacted agencies December 15, 2022. Comments were received from the Oregon Department of Fish and Wildlife (ODFW). ODFW comments that proposed development should not encroach on the adjacent Beaver Creek and that activities do not disturb riparian vegetation (Exhibit C).

1. Article VII, Section 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) Number and kinds of vehicular trips to the site;*

Findings: Applicant states the proposal is to maintain as a single-family residence and noise, fumes, dust, etc. will not be an issue (Exhibit B). The Applicant proposes to replace the existing manufactured dwelling with a new manufactured dwelling in the same location as the previous (Exhibit B). The applicant states vehicular trips will remain the same (Exhibit B).

Staff finds that the proposed use and location of improvements will not affect the listed items. Staff find these criteria are met.

- (3) Amount and nature of outside storage, loading and parking;*
- (4) Visual impact;*
- (5) Hours of operation;*

Findings: Applicant states that no change in outside storage, loading or onsite parking will occur as part of the replacement process (Exhibit B). Applicant concludes that visual impacts will be improved due to a newer dwelling replacing the old dwelling (Exhibit B). Staff find the proposed replacement is not a change in use and therefore no hours of operation than those typical for residential uses are expected to change as a result of the proposed development.

Staff finds that these criteria are met.

- (6) Effect on existing vegetation;*
- (7) Effect on water drainage and water quality;*

Findings: Applicant is proposing to replace one of the Manufactured Dwellings and states that existing vegetation will remain the same. Applicant states and the site plan indicates that the location of the new Manufactured Dwelling will be in the same location as the previous dwelling. Applicant states they will maintain gutters and downspouts to divert water appropriately from the dwelling and that water quality will not be affected (Exhibit B).

Staff finds replacement is in the same location as the previous dwelling, which will not change the area affected for drainage or vegetation. Due to the properties size, along with the Applicants plan to manage stormwater onsite, drainage and water quality is not expected to effect neighboring properties. Staff find that these criteria are met.

- (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.*

Findings: Applicant states the replacement of the manufactured dwelling will not create new adverse impacts to neighboring areas (Exhibit B).

Staff finds that the use of the use of two (2) Manufactured Dwellings on the subject property will remain residential in nature. The surrounding properties are similarly improved with residential structures and remains residential in the vicinity (Exhibit A). Any services or benefits that could be provided remain unchanged. Staff finds these criteria are met.

ii. The character and history of the use and of development in the surrounding area.

Findings: County records indicate the two (2) Manufactured Dwellings were placed on the subject property in 1978 and 1980 (Exhibits A and B). Staff finds that the proposed development is served by an existing access of a State highway in a developed area consistent with the Applicant's property. Surrounding and adjacent properties are similar in nature with residential development and are consistent with the character and history of the use and development in the surrounding area. Staff finds this criterion met.

(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010. The Department may require the applicant to submit a site survey or similar information to assist in making these determinations.

Findings: The subject property is not a corner lot and the requirements of TCLUO Section 4.010 are not applicable (Exhibit B). The Applicant's site plan demonstrates that a minimum 10-foot separation will be provided between the dwelling and an adjacent accessory building on the subject property (Exhibit B).

Staff finds that the proposed development will have no greater adverse impact on neighboring areas than the existing structures particularly given the structure will continue to be devoted to single-family residential use (Exhibit B). Staff finds that these criteria can be met through compliance with Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes that the applicant has satisfied the review criteria, and can meet all applicable requirements at the time of application. Therefore, Staff approves this request. No further development shall occur on the subject property without prior land use approval. This approval does not address any additional development of the subject property.

By accepting this approval the applicant and property owner agrees to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant and property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such case, forms and fees must be filed in the office of this Department before **4:00 PM on January 18, 2023.**

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and Tillamook County Land Use Ordinance provisions may result in nullification of this approval or citations.

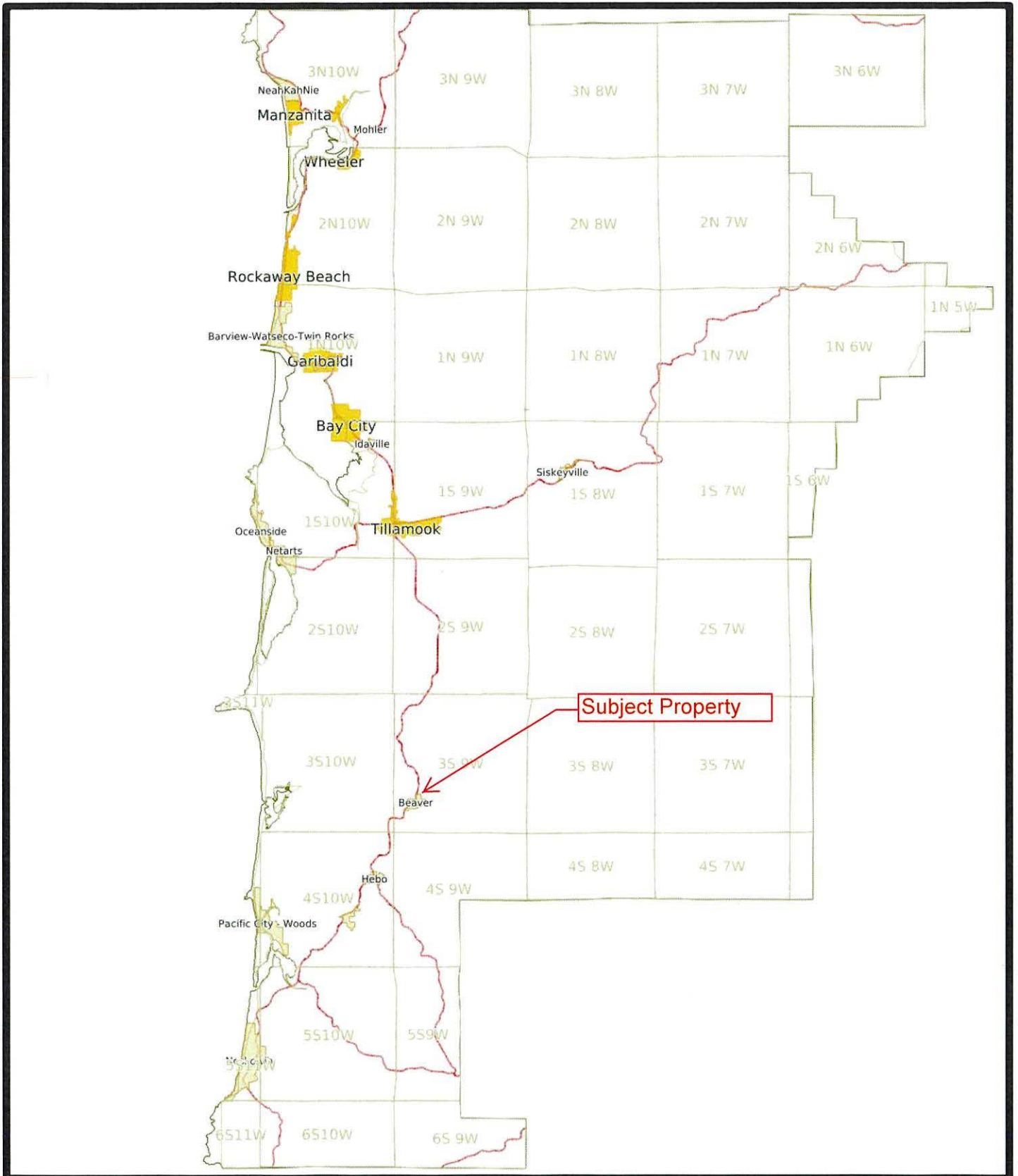
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5. Development shall be limited to the replacement of the existing 1980's Manufactured Dwelling as indicated on the submitted site plan included in "Exhibit B" of this report.
6. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval, or an extension is requested from, and approved by this Department prior to its expiration.

VI. EXHIBITS

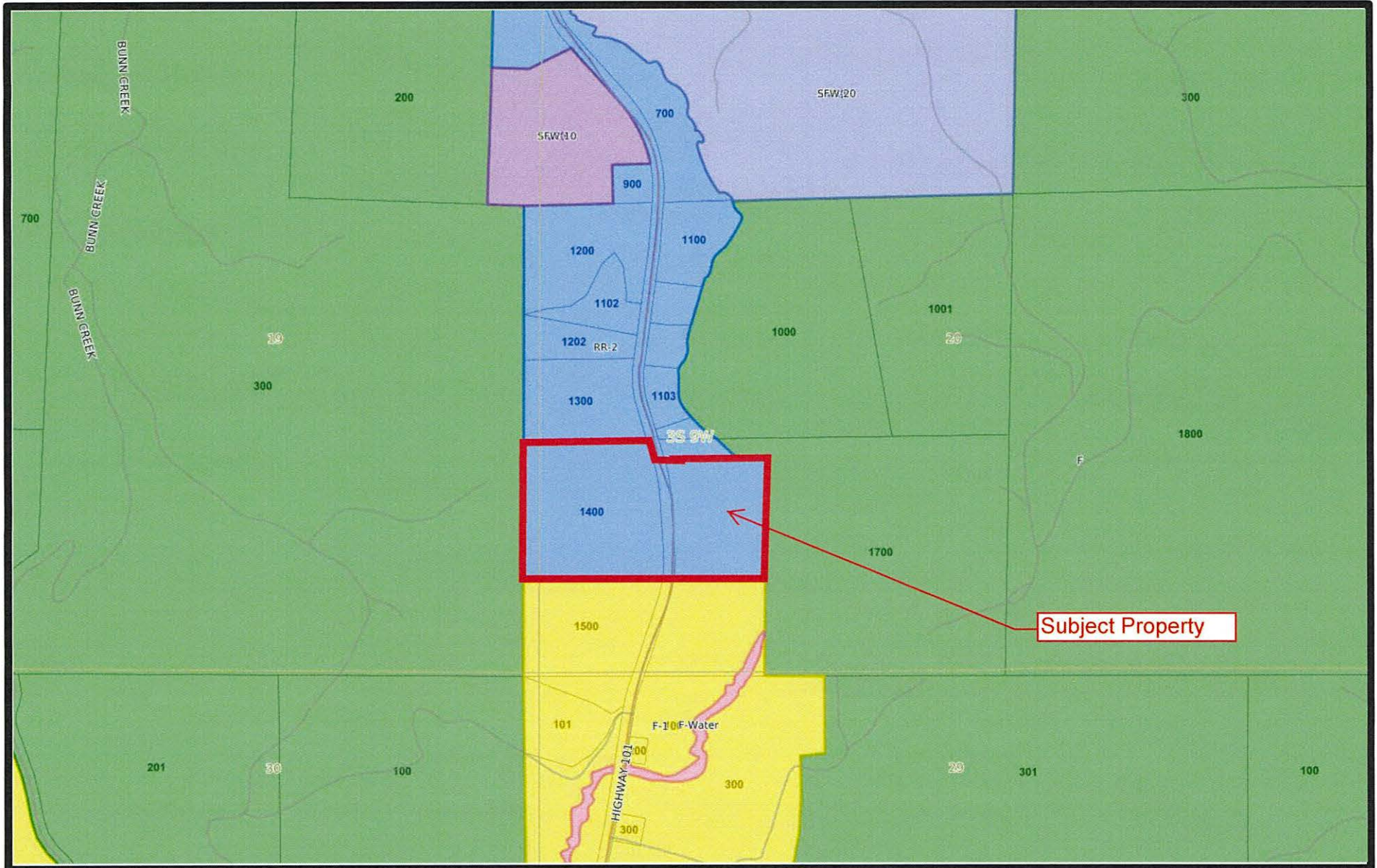
- A. Vicinity map, Assessor's map, Zoning map, Tax Assessor's Summary Report, Wetlands and FEMA DFIRM
- B. Applicant's Submittal
- C. Farm/Forest Covenant

EXHIBIT A

Vicinity Map



Zoning Map



TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 15, 2022 12:59:40 pm

Account # 209795
Map # 3S09200001400
Code - Tax # 0805-209795
Legal Descr See Record
Mailing Name HAMMOND, JOHN D CO-TRUSTEE &
Agent
In Care Of HAMMOND, DONNA L CO-TRUSTEE
Mailing Address 89654 DELLMOOR LP
 WARRENTON, OR 97146
Prop Class 649 **MA SA NH Unit**
RMV Class 409 06 WF 603 8879-1

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL
Deed Reference # 2022-4040
Sales Date/Price 06-23-2022 / \$0.00
Appraiser ELIZABETH LOFTIS

Situs Address(s)	Situs City
ID# 1 22725 HWY 101 S	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0805 Land	177,960			Land	0
Impr.	140,550			Impr.	0
Code Area Total	318,510	200,220	186,245		0
Grand Total	318,510	200,220	186,245		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size		
0805	0	<input type="checkbox"/>		RR-2	Designated Forest Land	100	A	12.50	OB	103,770
0805					LANDSCAPE - FAIR	100				500
0805	1	<input checked="" type="checkbox"/>		RR-2	Market	100	A	7.37	MKT	61,190
0805					OSD - AVERAGE	100				12,500
Grand Total								19.87		177,960

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0805	7	1993	372	MACHINE SHED/LOAFING SHED	153		1,152		3,800	
0805	2	1978	942	Class 4, Double Wide	105		1,248	R - 395790	14,130	
0805	5	1978	369	LOFT BARN	153		1,260		10,500	
0805	4	1978	910	M S Other Improvements	153		0		83,830	
0805	1	1980	952	Class 5, Double Wide	105		1,848	R - 291776	28,290	
Grand Total								5,508		140,550

Exemptions / Special Assessments / Potential Liability					
Code Area 0805					
SPECIAL ASSESSMENTS:					
■ SOLID WASTE	Amount	24.00	Acres	0	Year 2021
NOTATIONS:					
■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362					
Code Area 0805					
FIRE PATROL:					
■ FIRE PATROL SURCHARGE	Amount	47.50			Year 2021
■ FIRE PATROL NORTHWEST	Amount	18.75	Acres	12.5	Year 2021

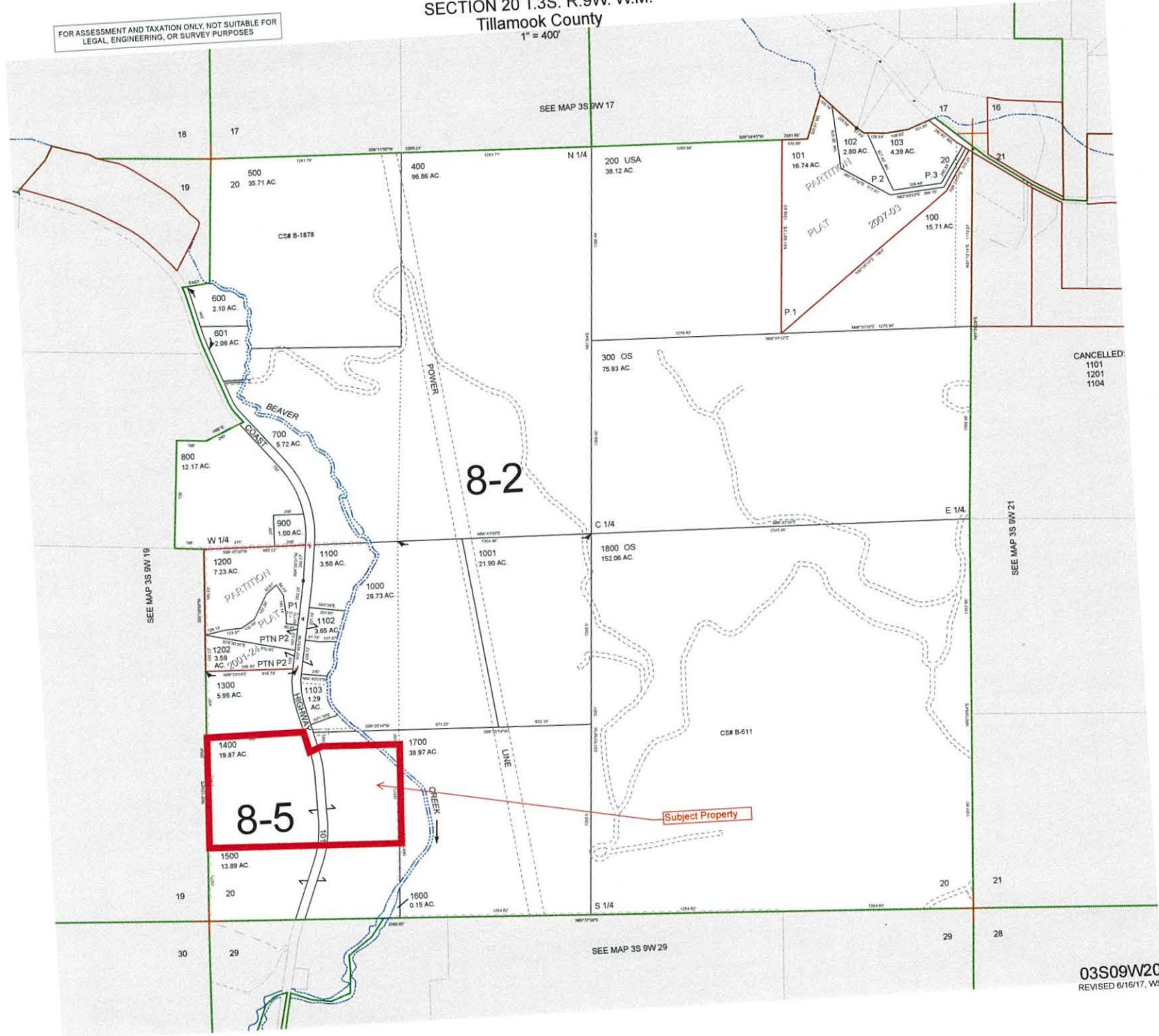
MS Account(s): 0805-R-291776, R-395790

Comments: 12/21/16 - Combined S1 into parent account, cancelled S1 account. Size change per GIS acreage calculations and moved all acreage to code 8.05. EJ.
 2/28/17 - Land reappraisal; tabled values. EJ.

SECTION 20 T.3S. R.9W. W.M.
Tillamook County
1" = 400'

03S09W20

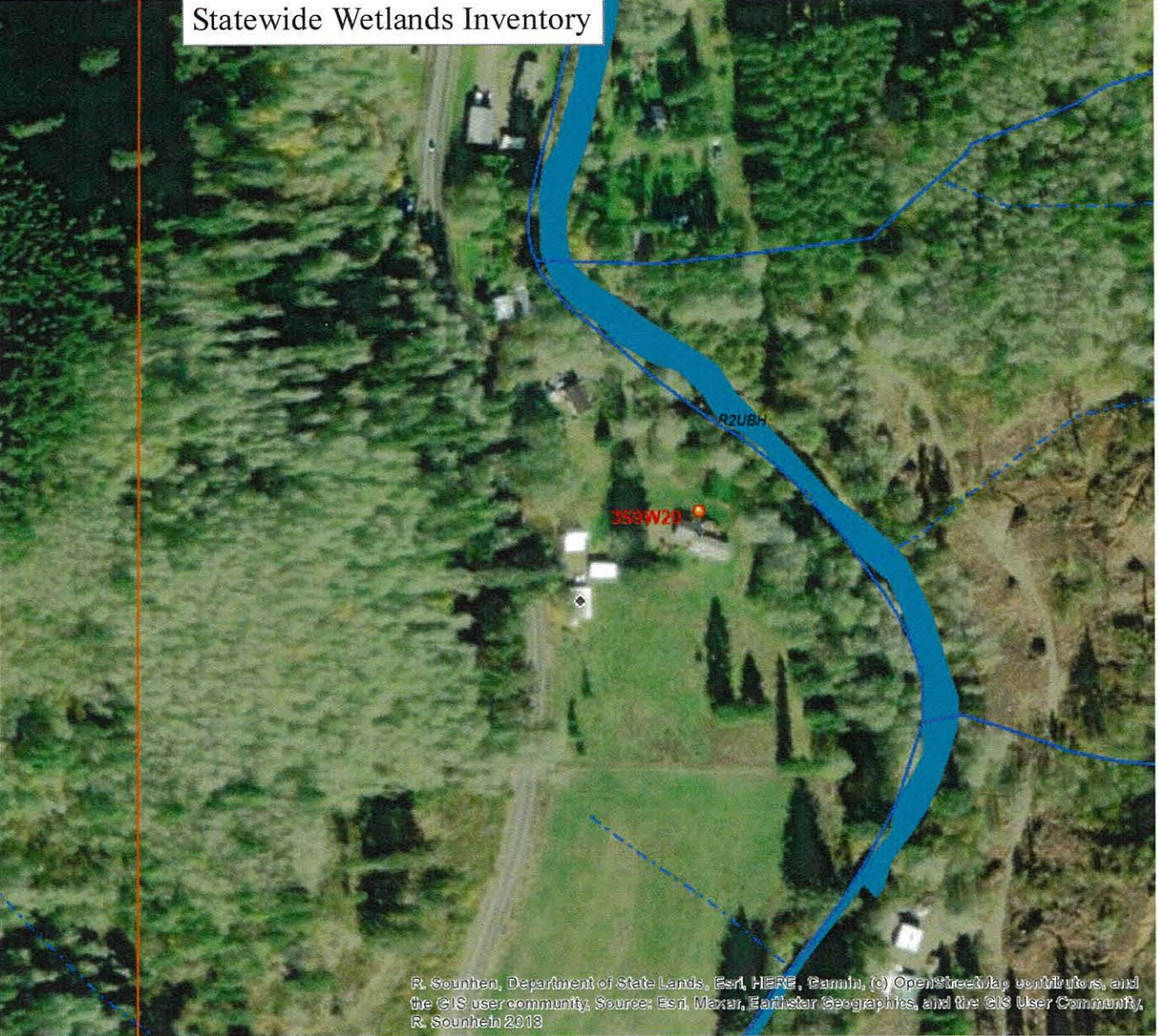
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES



03S09W20
REVISED 6/16/17, WS

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
-  SWIPredominantlyHydricSoilMU
-  SWIagateWinlo



R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhen 2013



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: 12/15/2022

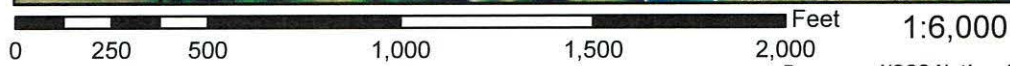


State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279
(503) 986-5200

National Flood Hazard Layer FIRMette



123°49'33"W 45°17'38"N



123°48'55"W 45°17'13"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		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 **12/15/2022 at 4:01 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.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	SEP 12 2022
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: 1300.-	
Permit No:	
851-22-00057-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: K&L Custom Construction Phone: 541-223-3974
 Address: 42200 Hwy 226
 City: Scio State: OR Zip: 97374
 Email: donna@knlcustom.com

Property Owner

Name: John Hammond Phone: 503-351-0131
 Address: 22725 Hwy 101 S.
 City: Clatskanie State: OR Zip: 97112
 Email: David.H.Weston@AHOOR.com

Request: Rebate a manufactured home located 250' off of Hwy 101. This is the home furthest from Hwy 101.

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

- 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: 22725 Hwy 101 S. Clatskanie, OR, 97112
 Map Number: 35 0900 00 1400
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.

Donna S. Hammond 9-11-22

Property Owner Signature (Required) _____ Date _____
Donna Vinton K&L Custom Const. 9/12/22
 Applicant Signature _____ Date _____

Minor Review Criteria, Addressed



9/12/22

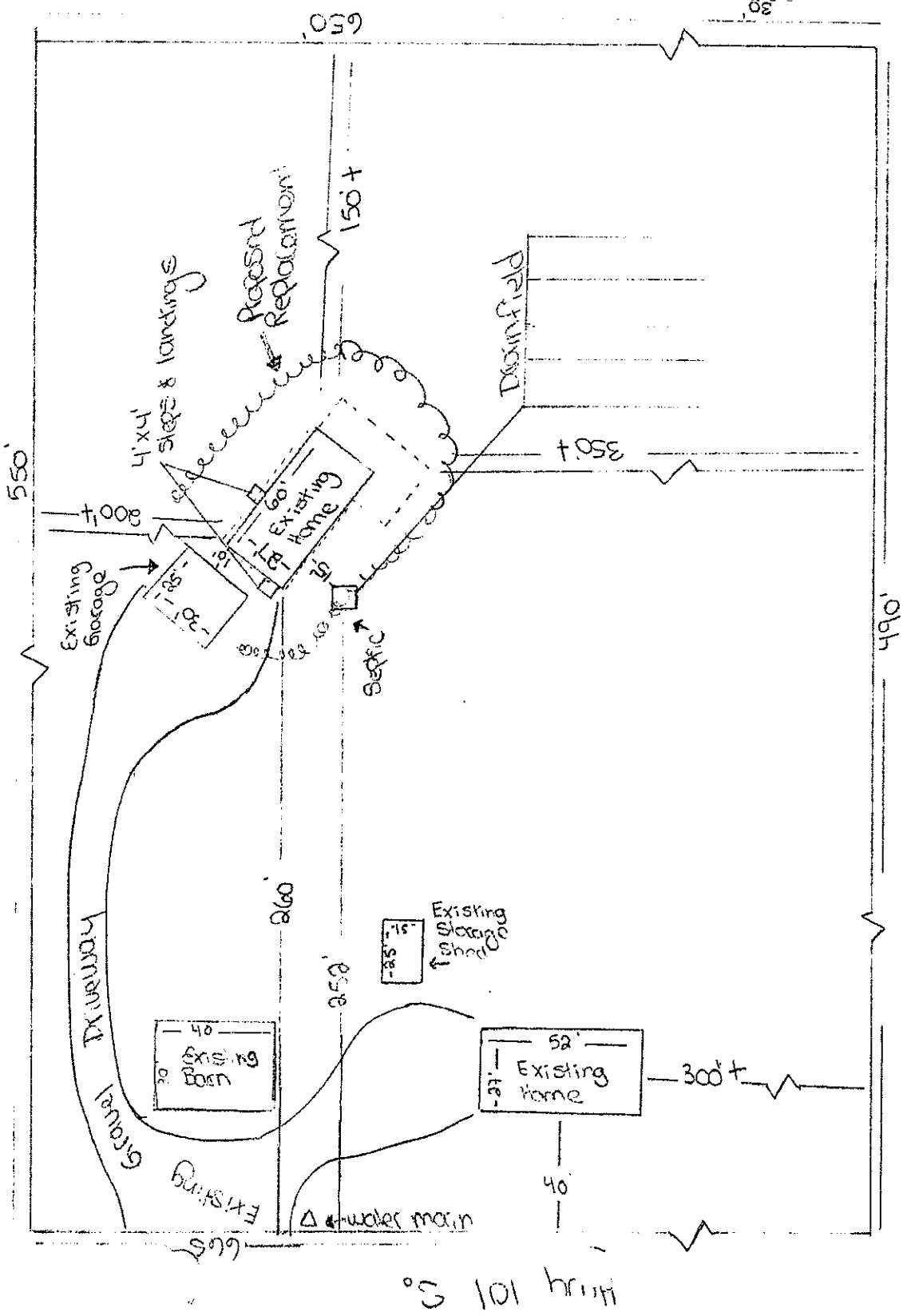
This is a manufactured home replacement request. Do to the fact that this is a replacement and not development of a bare lot, there will have no greater adverse impact on neighboring areas. The existing home is currently a main dwelling, and that use will not be changing. There will not be an issue with noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site. Since the home use will not be changing, the amount of vehicular trip to the property will not be changing. The home is being used as the main dwelling and will not be changing any nature of any outside storage, loading or on-site parking.

The only visual impact our project would have would be an improvement. We would be replacing the current 1980's home with an update 2022 manufactured home. The existing vegetation will remain the same. There will be minimal excavation to the lot to repair for the foundation for the new home. Water quality and water drainage will not be affected, we will use gutter and downspout to divert the water to an appropriate location away from the home. We will ensure to meet all required setbacks and ensure to follow all required criteria necessary.

K&L Custom Construction
 42200 Hwy 226
 SC10, OR, 97374
 541-223-3874

6-23-22
 32 0900001400
 1" = 60' N.T.

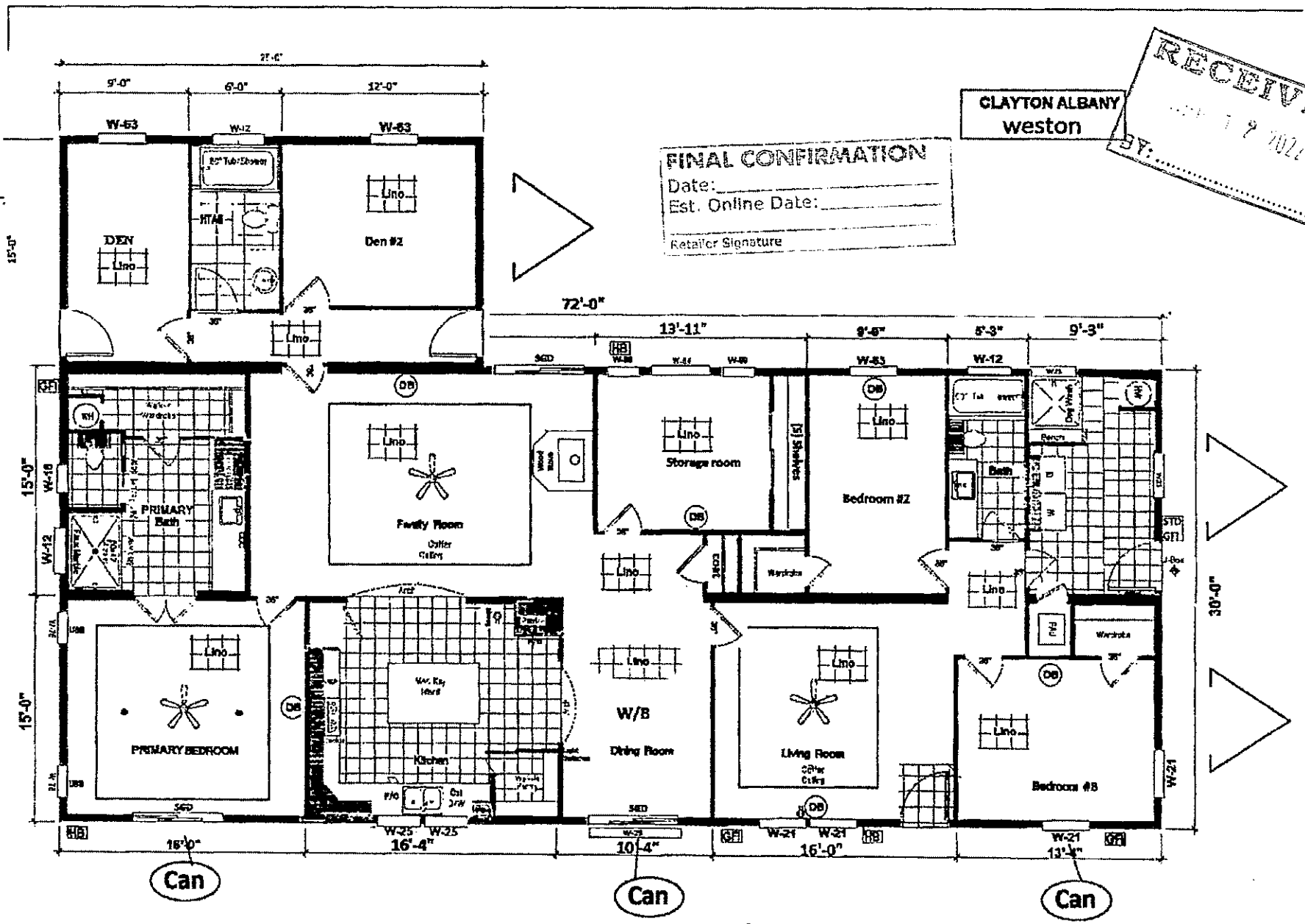
Weston
 22725 Hwy 101 S.
 Clowdole, OR, 97112
 503-351-0131



www
 Show utility to
 Control run off &
 erosion of soil

Footprint of
 Proposed Home

* Project is located only on the property east of Hwy 101, which is outside the
 Seismic Hazard Area.



CLAYTON ALBANY
weston

RECEIVED
APR 12 2022
BY:

FINAL CONFIRMATION
Date: _____
Est. Online Date: _____
Retailer Signature _____

QL 761G (CP 721G) Shrink to 72'
FOUR BEDROOM, TWO BATH, FAMILY ROOM, LIVING ROOM - 2280 SQ. FT.

EXHIBIT C

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Thursday, December 15, 2022 2:30 PM
To: Melissa Jenck
Subject: EXTERNAL: FW: 851-22-000357-PLNG

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

Melissa,

ODFW recommends no encroachment in the riparian setback from Beaver Cr. be allowed, and that construction activities do not disturb riparian vegetation. Sediment control measures should be used to prevent runoff to Beaver Cr.

The old home should be properly disposed of, and no debris should remain in the riparian area of Beaver Cr. or be allowed to enter the waterway.

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

From: Lynn Tone <ltone@co.tillamook.or.us>
Sent: Thursday, December 15, 2022 2:10 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: 851-22-000357-PLNG

Please see link for Notice of Administrative Review, thank you
<https://www.co.tillamook.or.us/commdev/project/851-22-000357-plng>



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
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Tillamook, OR 97141
Phone (503) 842-3423
ltone@co.tillamook.or.us