



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

#851-22-000357-PLNG: K&L CUSTOM 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*

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: December 15, 2022

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

#851-22-000357-PLNG: A Non-Conforming Minor Review request to allow the replacement of an existing non-conforming manufactured dwelling with a new manufactured dwelling. *The existing dwelling is a nonconforming use in the RR-2 zone, as there are two (2) dwellings on the subject property.* 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. The subject property is zoned Rural Residential 2-Acre (RR-2). Applicant is K&L Custom Construction. Property Owner is John Hammond.

Written comments received by the Department of Community Development prior to 4:00pm on December 29, 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 30, 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,

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

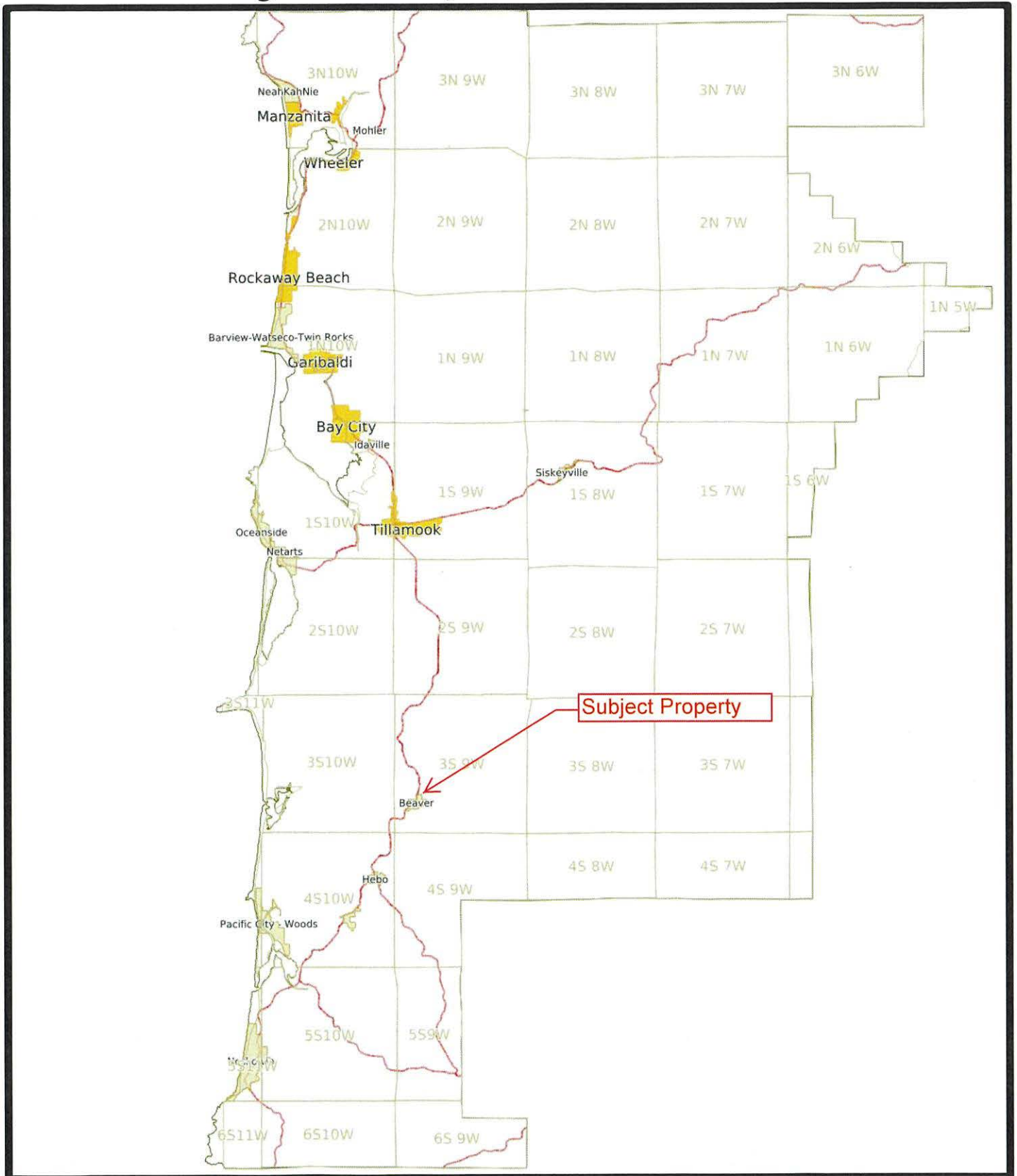
Enc. Maps, Site Plan, Applicable Ordinance Criteria

REVIEW CRITERIA

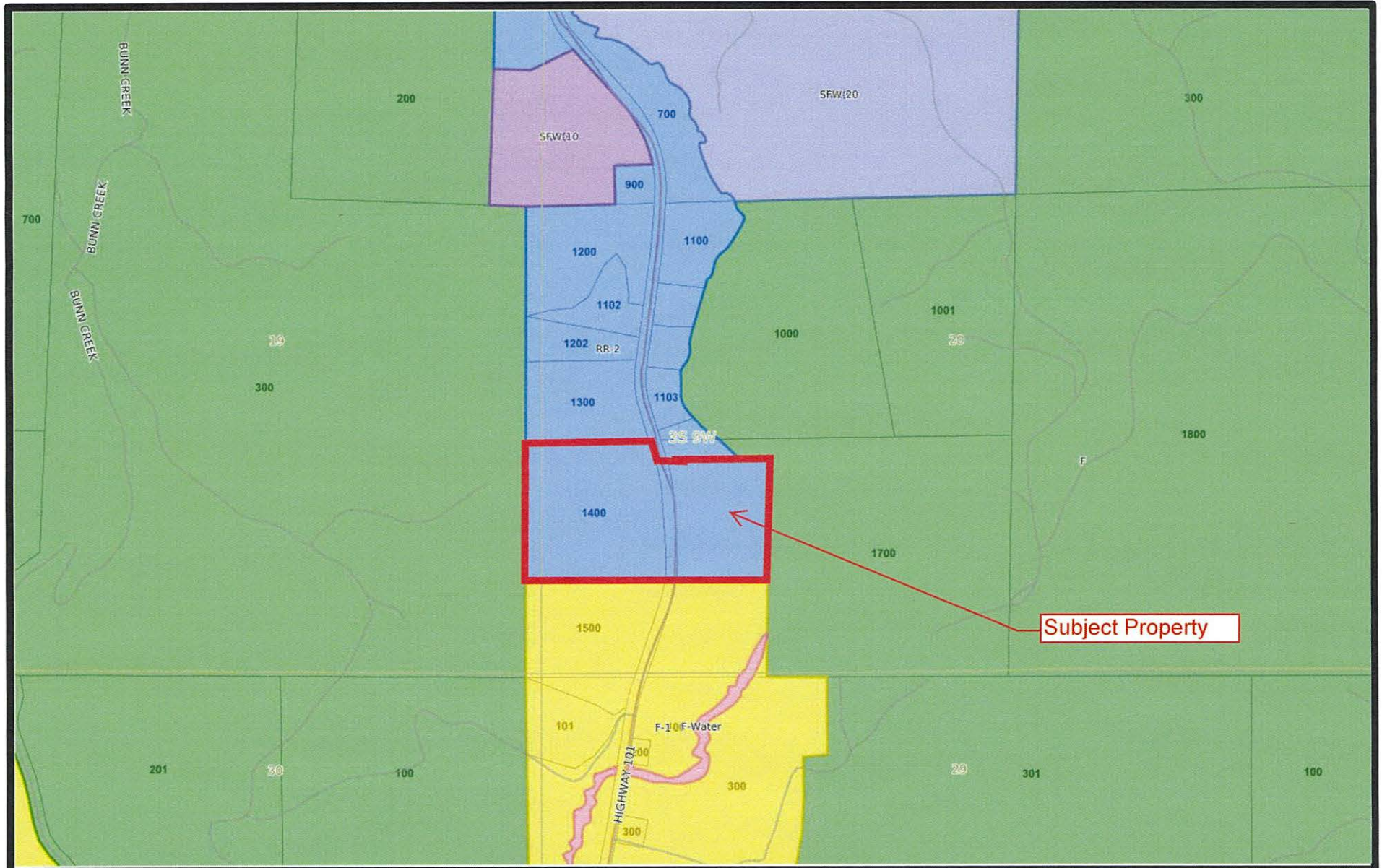
TCLUO SECTION 7.020: NONCONFORMING USES AND STRUCTURES

- (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



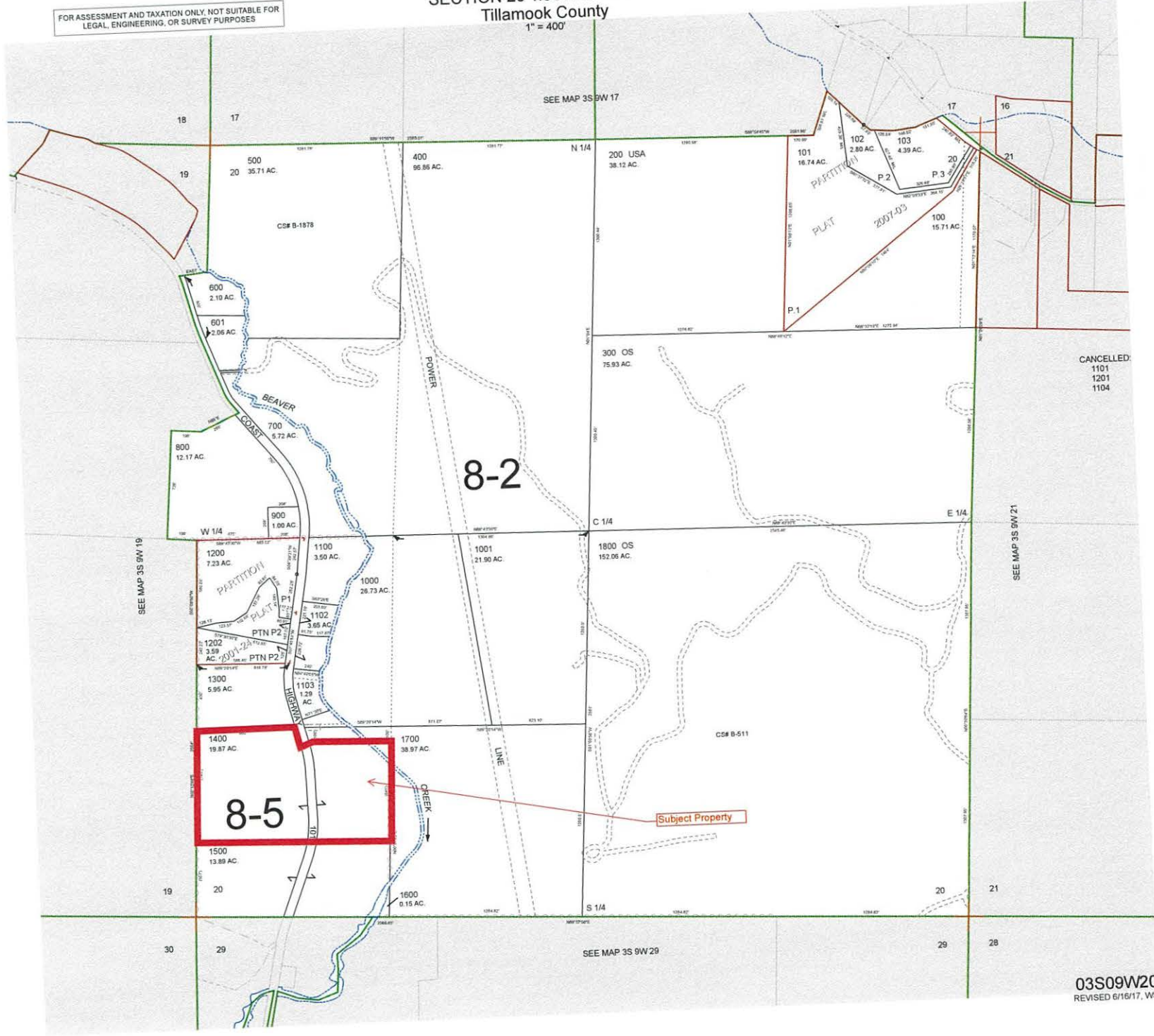
Zoning Map



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

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

03S09W20



CANCELLED
1101
1201
1104

8-5

Subject Property

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

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

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

Deed Reference # 2022-4040
Sales Date/Price 06-23-2022 / \$0.00
Appraiser ELIZABETH LOFTIS

Prop Class 649 **MA** **SA** **NH** **Unit**
RMV Class 409 06 WF 603 8879-1

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

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
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

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

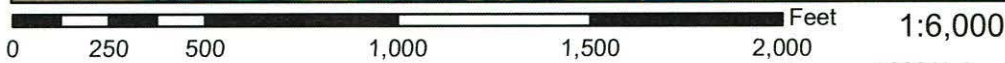
MS Account(s): 0805-R-291776, R-395790

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.

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) Zone A, V, A99
		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		NO SCREEN 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

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 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.

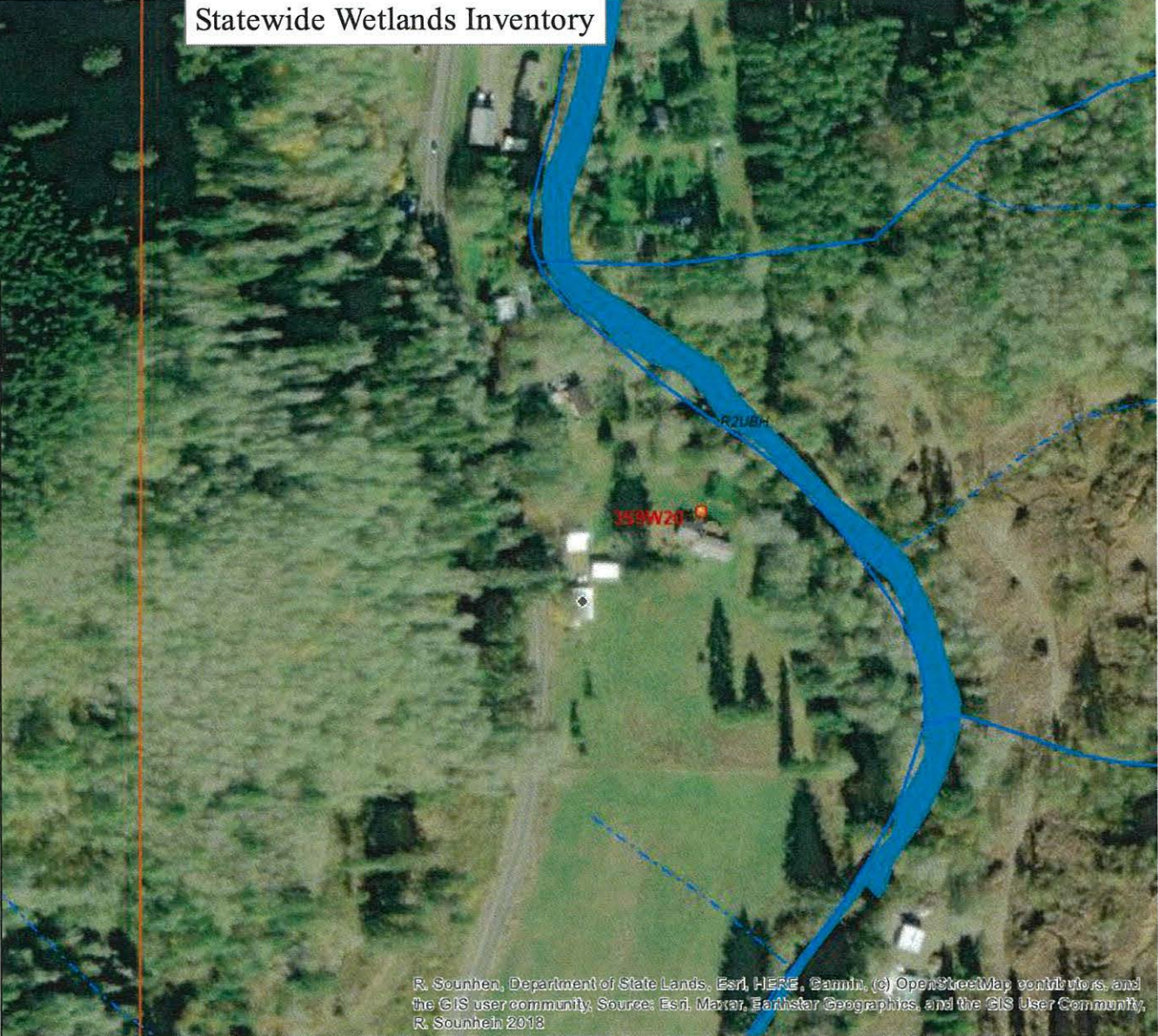
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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.

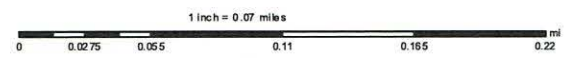
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Statewide Wetlands Inventory

-  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
-  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





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:	
851-22-000357-PLNG	

Applicant (Check Box if Same as Property Owner)
 Name: K&L Custom Construction Phone: 541-223-3874
 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@achoo.com

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

- | | | |
|---|---|---|
| Type II
<input type="checkbox"/> Farm/Forest Review
<input type="checkbox"/> Conditional Use Review
<input type="checkbox"/> Variance
<input type="checkbox"/> Exception to Resource or Riparian Setback
<input checked="" type="checkbox"/> Nonconforming Review (Major or Minor)
<input type="checkbox"/> Development Permit Review for Estuary Development
<input type="checkbox"/> Non-farm dwelling in Farm Zone
<input type="checkbox"/> Fore-dune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | Type III
<input type="checkbox"/> Extension of Time
<input type="checkbox"/> Detailed Hazard Report
<input type="checkbox"/> Conditional Use (As deemed by Director)
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Goal Exception | Type IV
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> 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

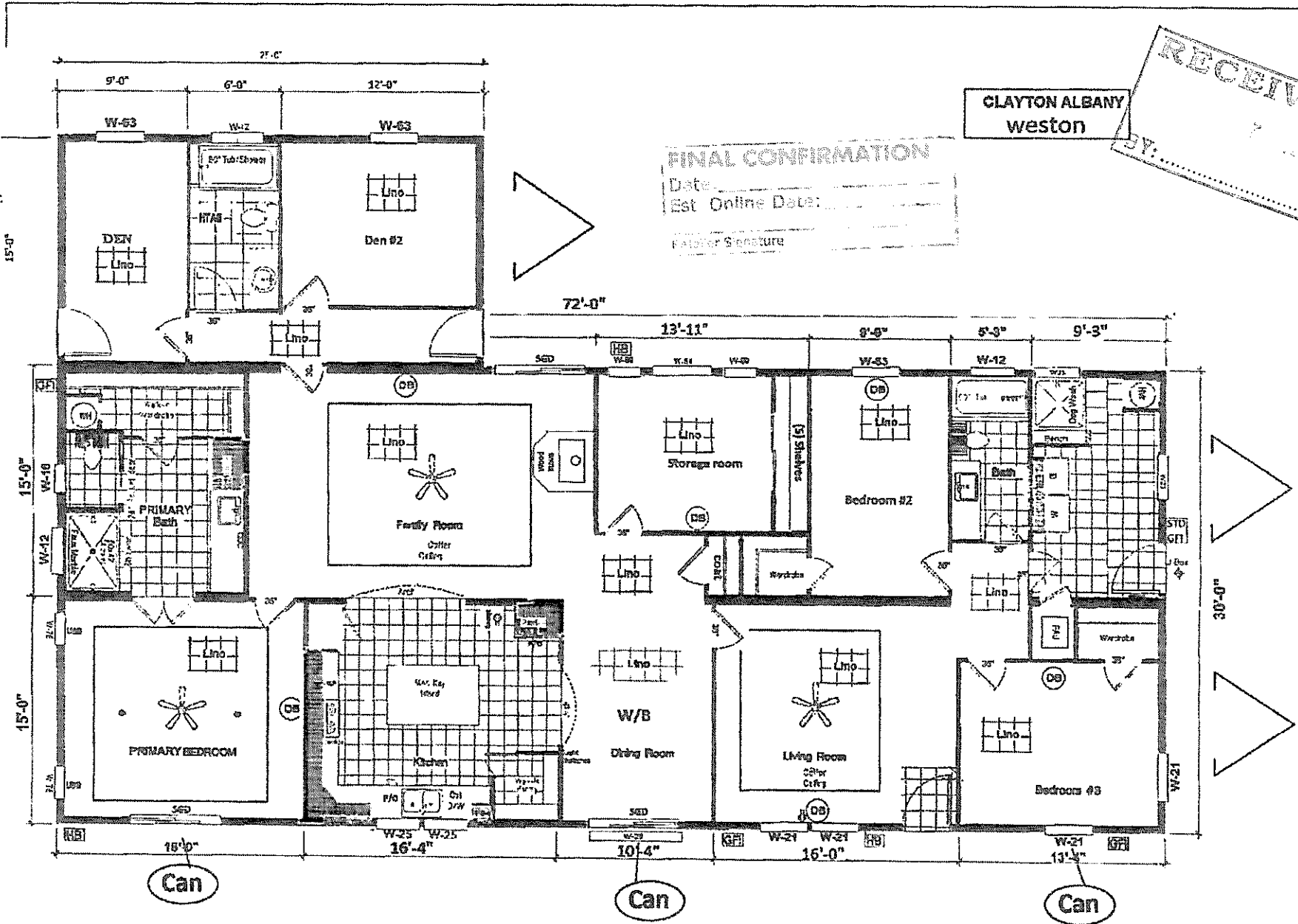
This is a manufactured home replacement request. Do to the fact that this is a replacement and not development of a bare lot, there will have no greater adverse impact on neighboring areas. The existing home is currently a main dwelling, and that use will not be changing. There will not be an issue with 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.

RECEIVED
 BY: _____
 DATE: _____

**CLAYTON ALBANY
 weston**

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



QL 781G (CP 721G) Shrink to 72'
FOUR BEDROOM, TWO BATH, FAMILY ROOM, LIVING ROOM - 2280 SQ. FT.