



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

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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*

*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 PUBLIC HEARING  
TILLAMOOK COUNTY PLANNING COMMISSION**

**Date of Notice:** May 11, 2023

A public hearing will be held by the Tillamook County Planning Commission at 6:30p.m. on Thursday, June 8, 2023, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-23-000040-PLNG:** Request for conditional use approval to convert a single-family dwelling into a two-family dwelling (duplex) together with Variance request **#851-23-000125-PLNG** to waive the 7500 square foot minimum lot size requirement for uses permitted in the Residential Oceanside (ROS) Zone. Located at 1560 Chinook Avenue, a County road, the subject property is within the Oceanside Unincorporated Community, zoned Residential Oceanside (ROS) and designated as Tax Lot 2600 of Section 30BB, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Applicants and property owners are Jason and Mandy Mock.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250-feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria and standards are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria, Section 8.030: Variance Review Criteria, the Tillamook County Comprehensive Plan, and the relevant standards of TCLUO Section 3.310: Residential Oceanside (ROS) Zone. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the June 8, 2023 hearing and hearing protocol, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> or email Lynn Tone, Office Specialist 2, at [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us). The virtual meeting link can be found on the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the June 8, 2023, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, May 30, 2023, will be included in the packet mailed to the Planning Commission the week prior to the June 8, 2023, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes

appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enc. Maps

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.

### SECTION 8.030: REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

## **ARTICLE IV SUPPLEMENTARY REGULATIONS SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS**

**PURPOSE:** In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

### **Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing**

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

#### **Know the Process**

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
  - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
  - Questions to Applicant by the Decision-Maker
- Public Comment Period
  - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
  - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

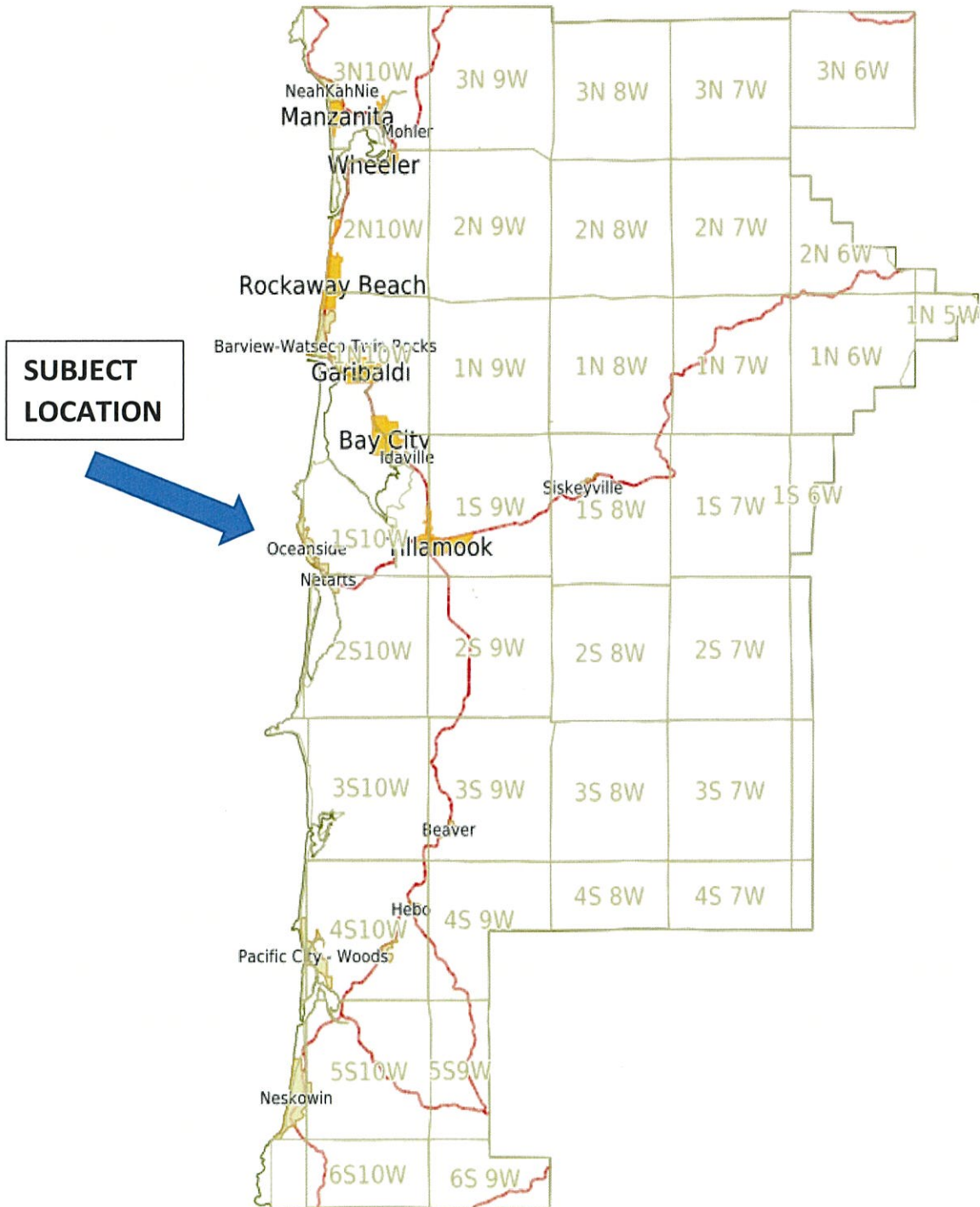
#### **Understand the Issue**

- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
  - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

#### **Check Department Website for Updates**

- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

# VICINITY MAP



#851-23-000040-PLNG & #851-23-000125-PLNG  
MOCK CONDITIONAL USE & VARIANCE

# Map





## PLANNING APPLICATION

OFFICE USE ONLY
Date Stamp
<b>RECEIVED</b>
FEB 14 2023
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 1300.-
Permit No: 851-23-00000-PLNG

**Applicant**  (Check Box if Same as Property Owner)

Name: Jason C Mock Phone: 503-799-3675  
 Address: 2656 SW Fairmount Blvd  
 City: Portland State: OR Zip: 97239  
 Email: Jason.c.mock@yahoo.com

**Property Owner**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

Request: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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
- Foredune 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: 1560 Chinook Ave Oceanside OR 97134  
 Map Number: 15 10 30BB 2600  
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)

Applicant Signature

Date

Date

2/14/2023

Supplement to Planning Application – Condition Use for 2 family dwelling

Applicants/Owners – Jason Mock

1560 Chinook Ave, Oceanside OR

Oceanside Residential Zone

Map & Tax Lot: T 1S R 10 Sec: 30BB Tax Lots: 2600

Applicant Jason Mock is applying for a Conditional Use Permit / Variance for a two family dwelling unit. This will allow the ground floor of the dwelling to be used for living space. Currently only the second floor is fully finished space. It will also increase the availability of housing available in Oceanside for long term tenants. It will also improve the aesthetics of the dwelling unit to be more consistent with other dwellings in the area. Currently it appears more like a commercial garage. The applicants intend to use the additional dwelling space as a long term rental.

Zoning:

The property is located in the Oceanside Residential Zone (ROS). Two family dwelling units are a permissible conditional use in this zone, per Tillamook County Land Use Ordinance Section 3.300.

The pictures and site plan submitted with this application show that the property currently consists of 3 garages on the bottom level and a small 2 bedroom apartment (750 sq ft) on the second level. The apartment is only accessible via stairs, limiting it's use. The additional living space will be accessed from the ground level, allowing it to be much more accessible.

SECTION 6.040: REVIEW CRITERIA Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

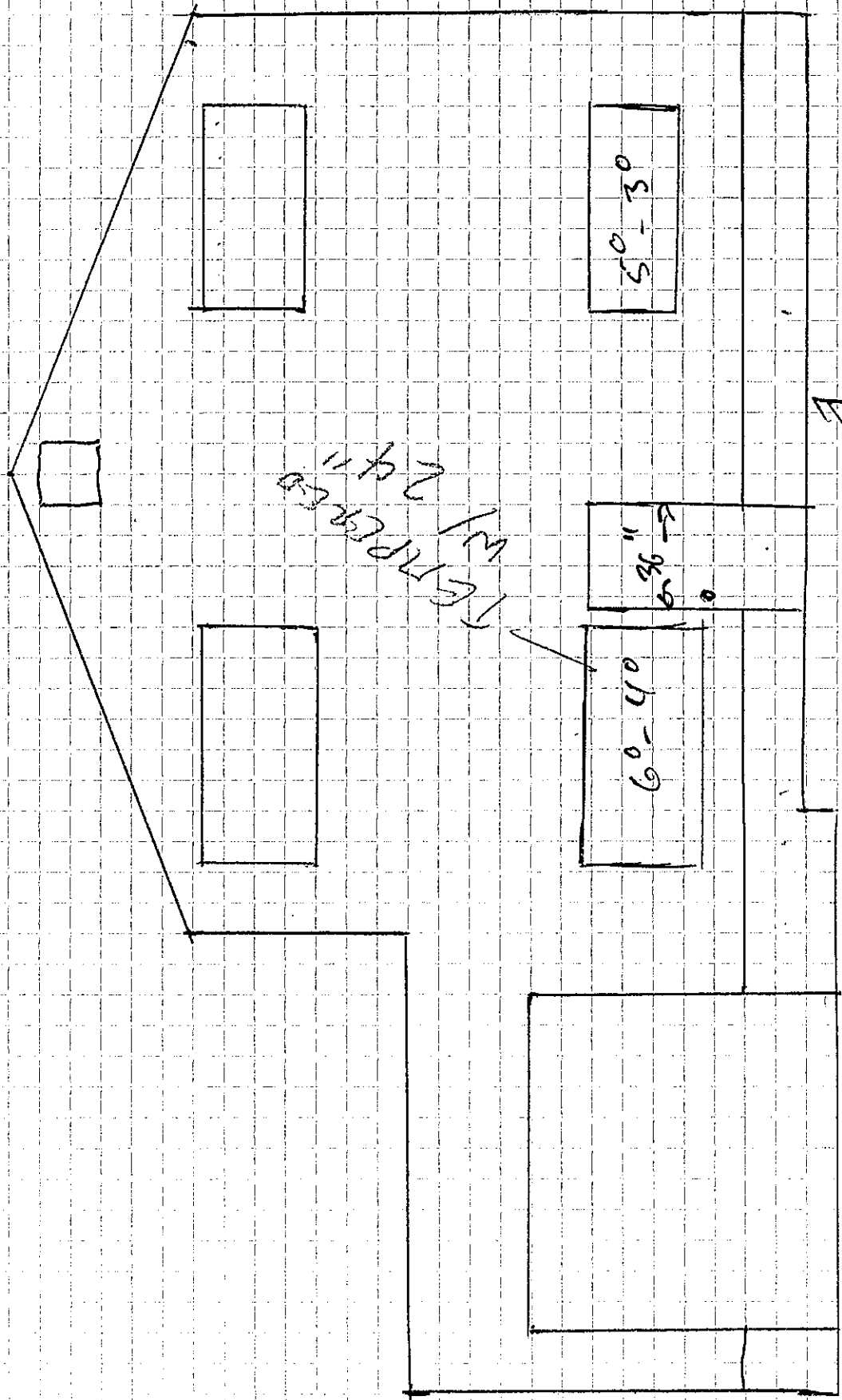
(1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

*Yes, the use is listed.*

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

*Yes. The Tillamook County Comprehensive Plan section on Goal 14 – urbanization – discussed many benefits to concentrating development in areas where utilities and services already exist, and how that helps preserve the county's natural resource and agricultural lands. Permitting two family units in developed areas helps meet this goal and also increases the availability of housing available in the*



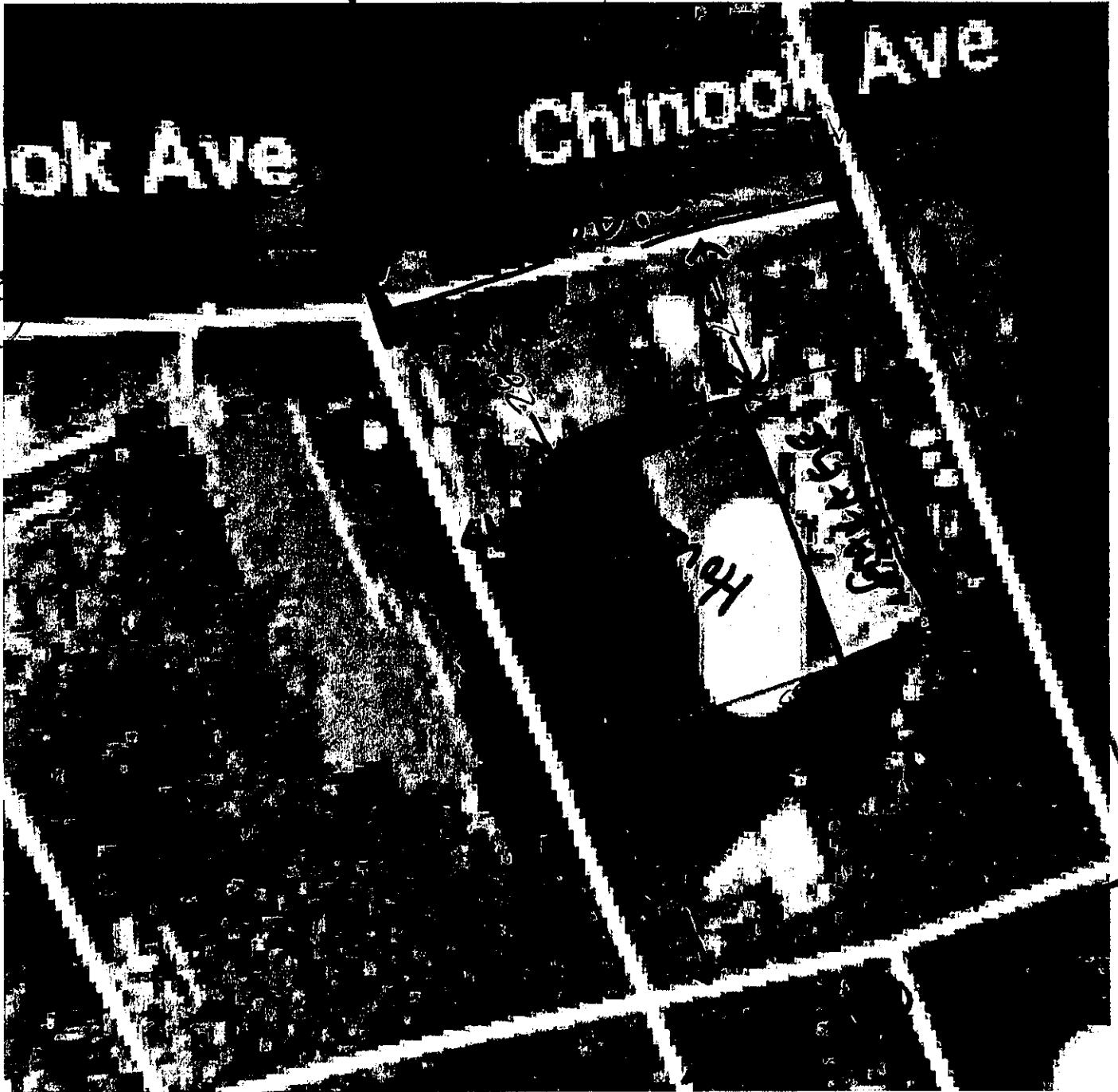


TEMPORARY  
2x11

50-30

60-40

Cement Block



Jason C Mock  
1560 Chinook Ave  
Oceanside, OR 97141

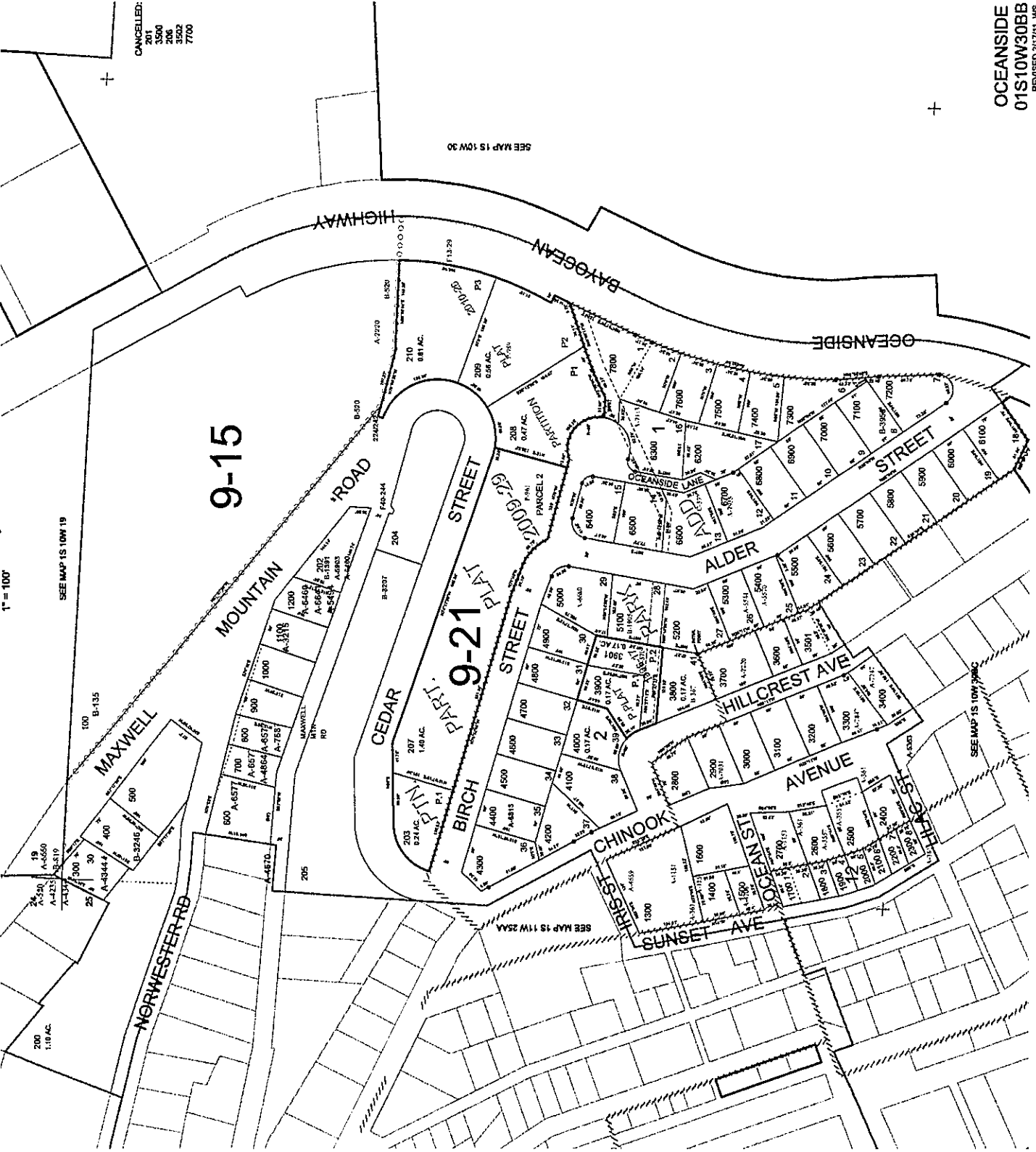
1510 30 BB 02600

01S10W30BB  
OCEANSIDE

N.W. 1/4 N.W. 1/4 SEC. 30 T.1S. R.10W. W.M.  
Tillamook County  
1" = 100'

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

CANCELLED:  
201  
3500  
206  
205  
7700



OCEANSIDE  
01S10W30BB  
REVISED 2/17/11, WS

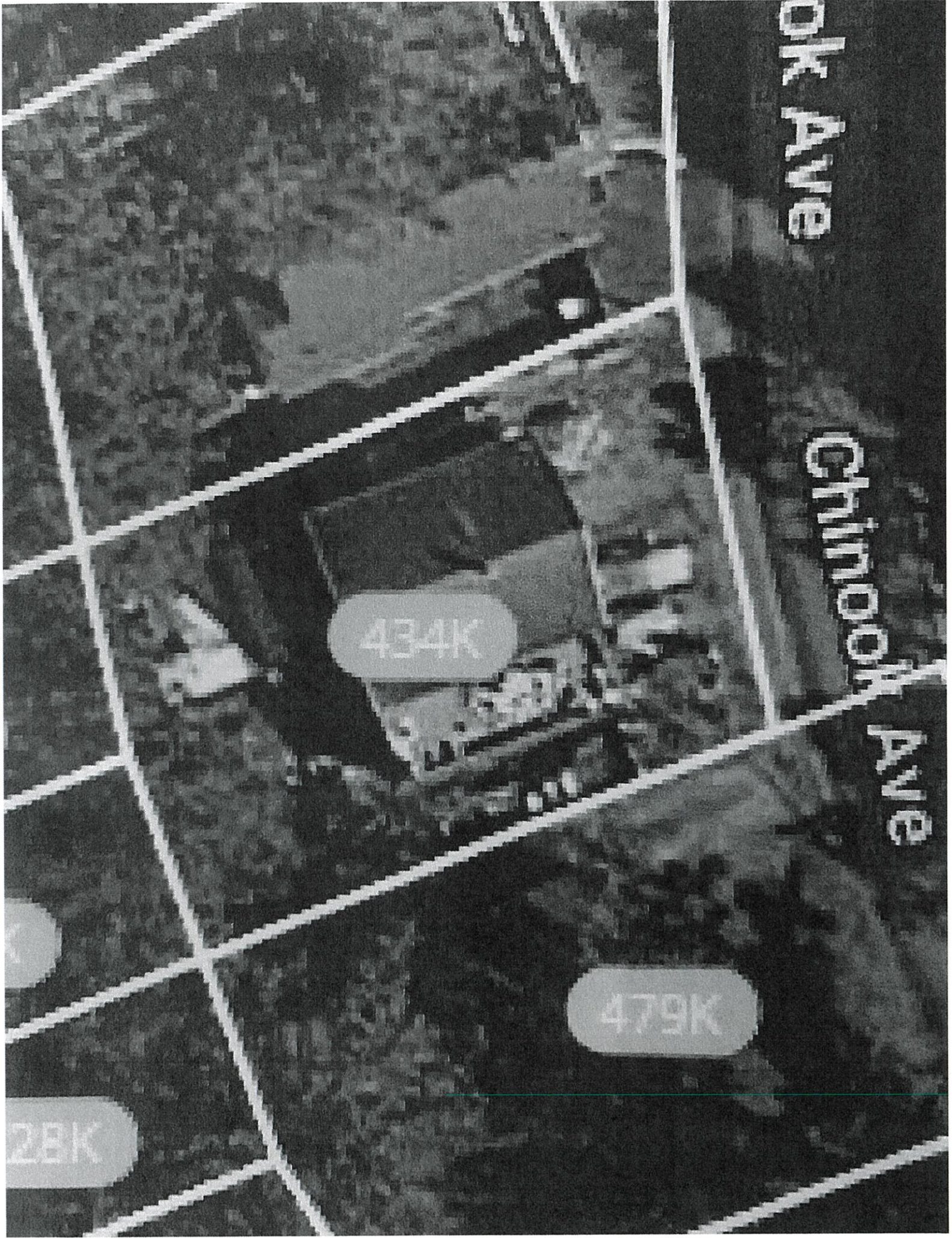
ok Ave

Chinook Ave

434K

479K

28K







NETARTS-OCEANSIDE SANITARY DISTRICT  
1755 CAPE MEARES LP. RD. W.  
TILLAMOOK, OR. 97141  
PHONE (503) 842-8231  
FAX (503) 842-3759  
TTY Relay Service: (800)-877-8973  
www.n-o-s-d.com

Tillamook Co. Department  
Of Community Development  
1510 Third St., Suite B  
Tillamook, OR 97141  
(503) 842-3408

DATE: February 10, 2023

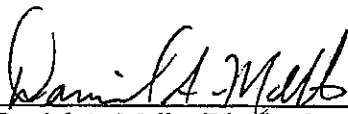
TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service has been provided to Tax Lot# 1S10 30BB 02600 since July 1978. Our records shows this property as a Single Family Dwelling. The additional bedrooms and bathroom does not affect the sewer availability.

According to our records, the legal owner is: Jason & Mandy Mock 2656 SW Fairmont Blvd. Portland, OR. 97239.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



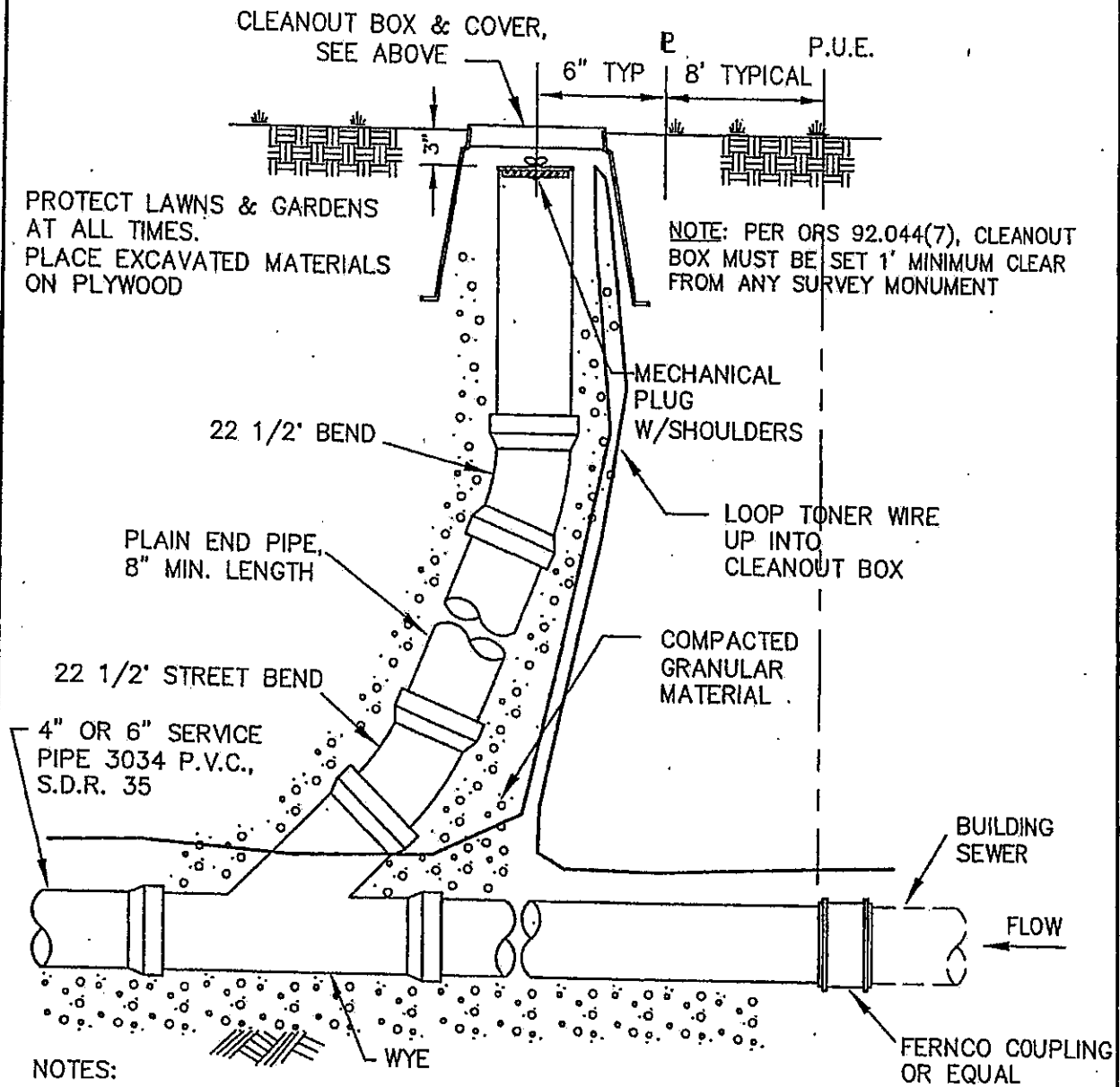
Daniel A. Mello, District Superintendent

Cc: Property Owner

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)"

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"

1. NON-TRAFFIC AREAS:  
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).
2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:  
8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.

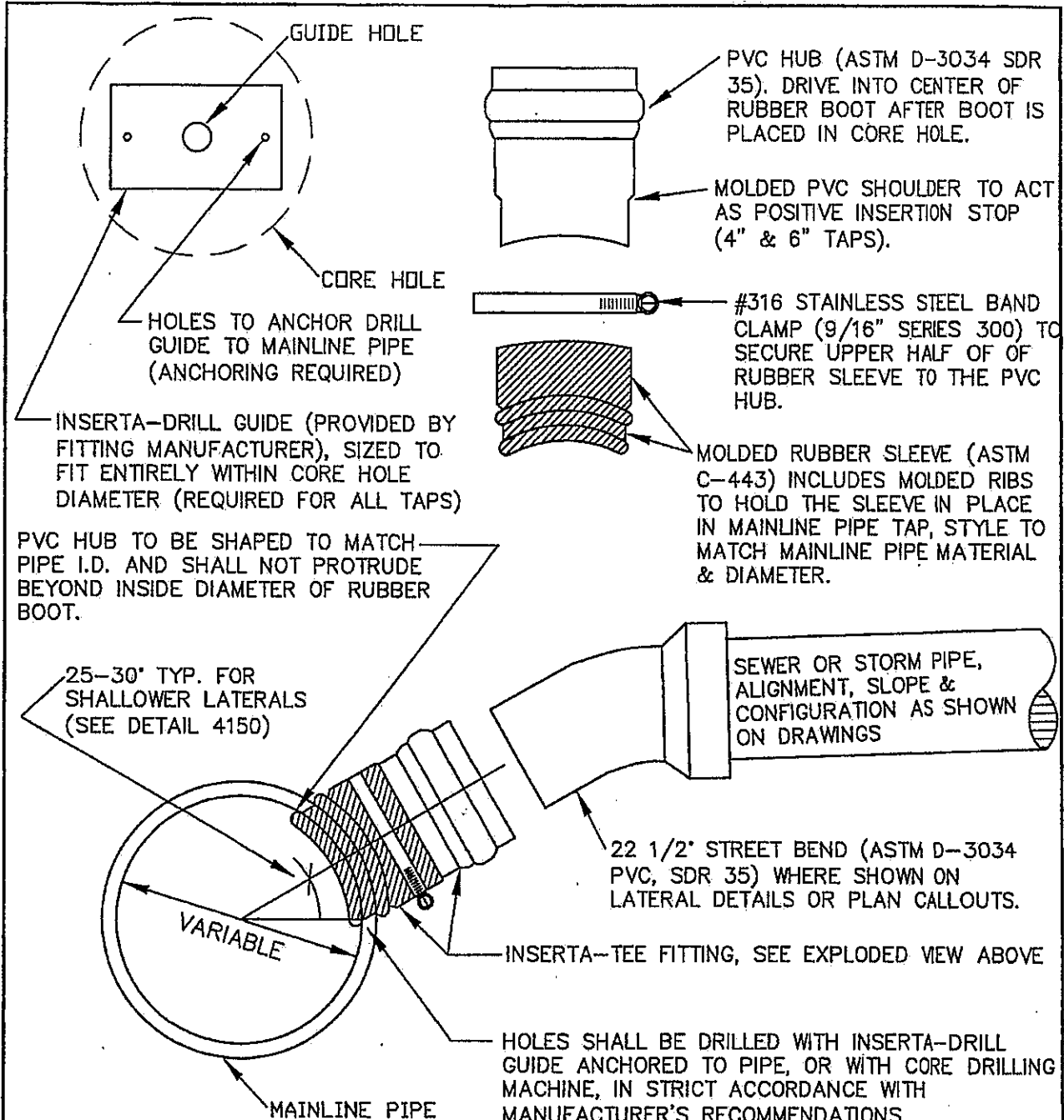


NOTES:

1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CASTING FOR CLEANOUTS LOCATED IN DRIVEWAYS.
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET FLUSH WITH FINISH GRADE.

LAST REVISION DATE: MAR 2008	COPYRIGHT 1996 WESTERN ENGINEERING, INC.
<b>STANDARD SERVICE LATERAL CLEANOUT</b>	
(NTS)	
NOSD, OR	DETAIL NO. 416



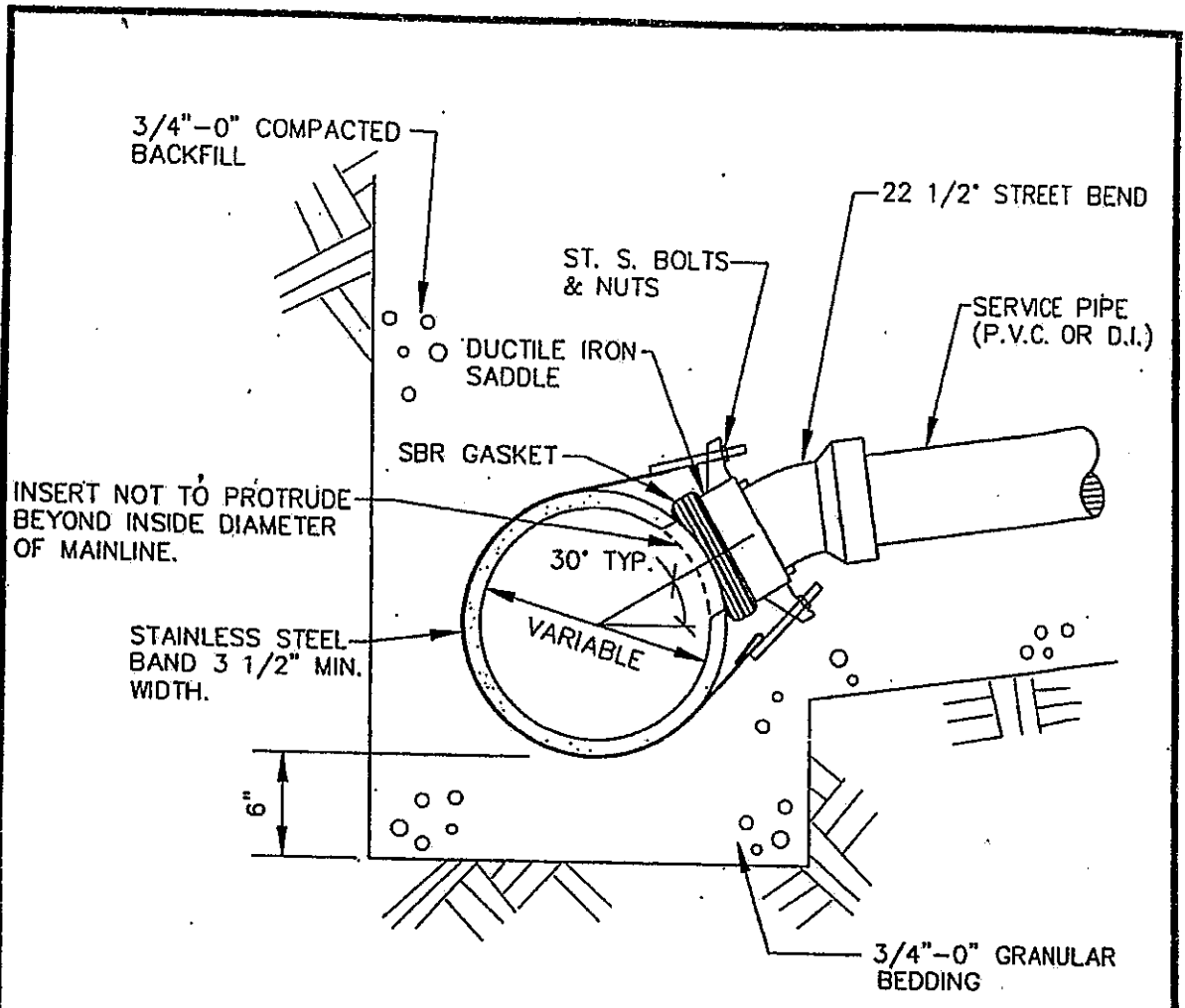


**NOTES:**

1. SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION. MANUFACTURED TEE-WYE FITTINGS SHALL BE USED ON ALL NEW SEWER MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A NOSD INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT NOSD APPROVAL.
3. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

**INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS. IN ORDER TO ALLOW 95% MANDREL TESTING OF MAINLINES.**

LAST REVISION DATE: DEC 2012	JD # STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER	
(NTS)	
NOSD, OR	DETAIL NO. 419



NOTES:

1. SERVICE SADDLES ALLOWED ON EXISTING SEWER MAINS ONLY. MANUFACTURED TEE-WEES FITTINGS SHALL BE USED ON ALL NEW MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A DISTRICT INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT DISTRICT APPROVAL.
3. SERVICE SADDLES SHALL BE ROMAC STYLE "CB" OR EQUAL W/ VIRGIN SBR GASKET PER ASTM D2000 MBA 710.
4. HOLE IN MAIN SHALL BE CORE DRILLED.
5.  $\phi$  OF TAP SHALL BE ABOVE SPRINGLINE.

LAST REVISION DATE: FEBRUARY 1997		<small>COPYRIGHT 1995 NORTH DAKOTA, INC.</small>
<b>SERVICE SADDLE CONNECTION TO EXISTING SEWERS</b>		
CITY: NOSD, OR	DRAWING NO. 418	

NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (IE. FROM MAINLINE TO CLEANOUT).  
 NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

PRESSURE TREATED 2" X 4" WIRED TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED & LABELED (WHITE FOR SEWER), AND LABELED WITH DEPTH TO PIPE. EXTEND TONING WIRE TO SURFACE.

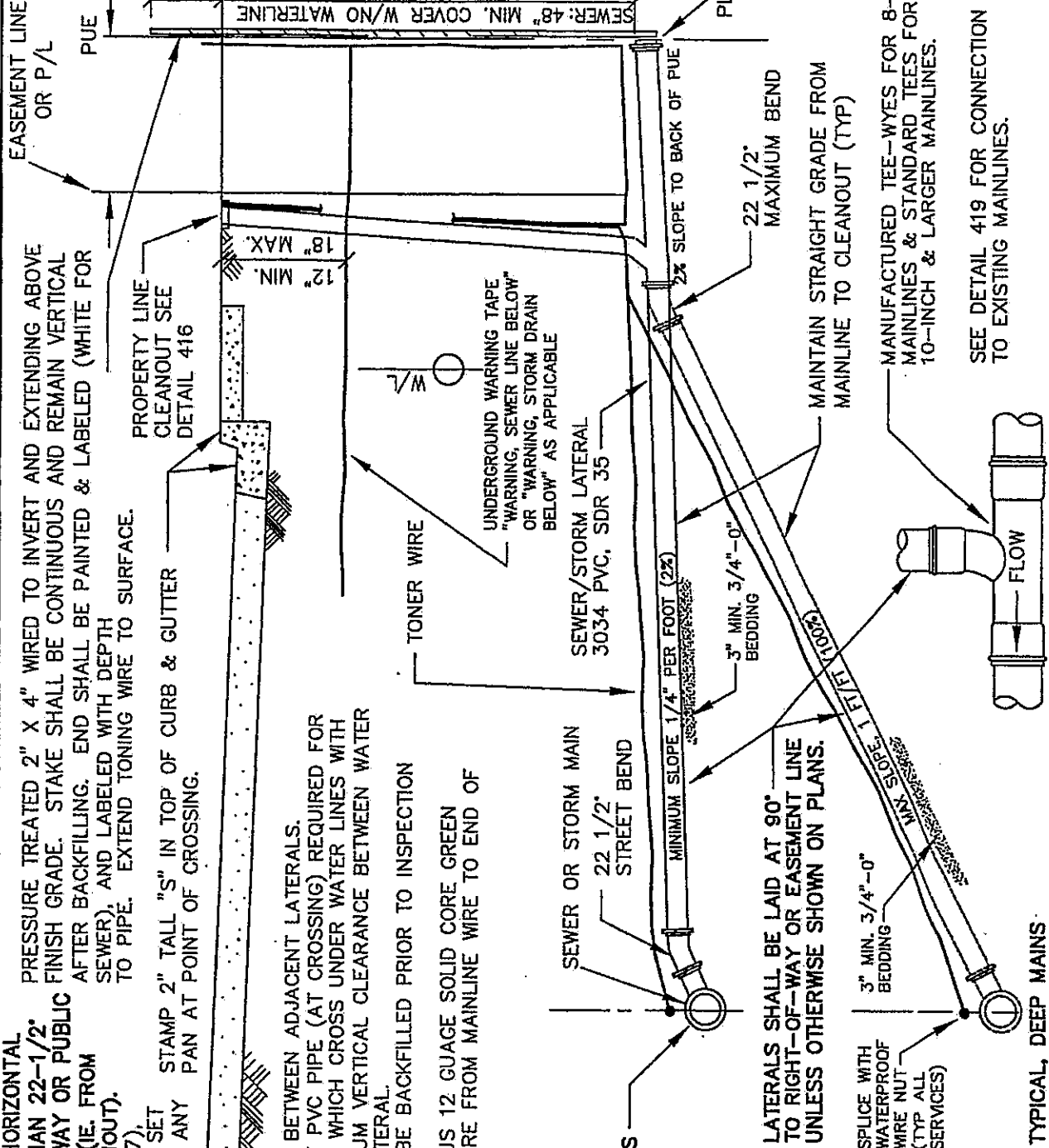
STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

PROPERTY LINE CLEANOUT SEE DETAIL 416

SEWER: 48" MIN. COVER W/NO WATERLINE  
 SEWER: 5.75' TYP. COVER WHERE SEWER LATERALS CROSS WATERLINE (SEE NOTE 2)

**NOTES:**

1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.



LATERALS SHALL BE LAID AT 90° TO RIGHT-OF-WAY OR EASEMENT LINE UNLESS OTHERWISE SHOWN ON PLANS.

MANUFACTURED TEE-WYES FOR 8-INCH MAINLINES & STANDARD TEES FOR 10-INCH & LARGER MAINLINES.

SEE DETAIL 419 FOR CONNECTION TO EXISTING MAINLINES.

LAST REVISION DATE: SEPT 2013		COPYRIGHT 1998 WESTECH ENGINEERING, INC.	
<b>SEWER SERVICE LATERALS</b>			
(NTS)			
NOSD, OR		DETAIL NO. 415	



## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Jason Chock Phone: 503-799-3675  
 Address: 2656 SW Fairmount Blvd  
 City: Portland State: OR Zip: 97239  
 Email: Jasonchock@yahoo.com

**Property Owner**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
APR 19 2023	
BY: <u>Counter</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: <u>already paid</u>	
Permit No: <u>851-23-00016-PLNG</u>	

Request: Variance to minimum lot size requirement to convert dwelling to a duplex

**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
- VARIANCE

**Type IV**

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

**Location:**

Site Address: 1560 Chinook Ave Ocean side OR 97314  
 Map Number: 1510 30BB 2600  
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]  
 Property Owner Signature (Required)  
 Applicant Signature

4/19/2023  
 Date

Supplement to Planning Application – Condition Use for 2 family dwelling

Applicants/Owners – Jason Mock

1560 Chinook Ave, Oceanside OR

Oceanside Residential Zone

Map & Tax Lot: T 1S R 10 Sec: 30BB Tax Lots: 2600

Applicant Jason Mock is applying for a Conditional Use Permit / Variance for a two family dwelling unit. This will allow the ground floor of the dwelling to be used for living space. Currently only the second floor is fully finished space. It will also increase the availability of housing available in Oceanside for long term tenants. It will also improve the aesthetics of the dwelling unit to be more consistent with other dwellings in the area. Currently it appears more like a commercial garage. The applicants intend to use the additional dwelling space as a long term rental.

Zoning:

The property is located in the Oceanside Residential Zone (ROS). Two family dwelling units are a permissible conditional use in this zone, per Tillamook County Land Use Ordinance Section 3.300.

The pictures and site plan submitted with this application show that the property currently consists of 3 garages on the bottom level and a small 2 bedroom apartment (750 sq ft) on the second level. The apartment is only accessible via stairs, limiting it's use. The additional living space will be accessed from the ground level, allowing it to be much more accessible.

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*Yes, the use is listed.*

(2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

*Yes. The Tillamook County Comprehensive Plan section on Goal 14 – urbanization – discussed many benefits to concentrating development in areas where utilities and services already exist, and how that helps preserve the county's natural resource and agricultural lands. Permitting two family units in developed areas helps meet this goal and also increases the availability of housing available in the*

*Oceanside area, where long-term rentals are scarce. In addition, the Plan calls out in Section 1.4 that the long-term rental supply availability is only 3-6% and that a much larger supply is needed.*

(3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

*The parcel is suitable for the requested use. The additional living space will be entirely within the existing footprint of the original dwelling approved for construction in the 70's after considering the parcel's size, shape, location, topography and natural features. There are no other existing improvements on this lot.*

*The pictures and site plan submitted with this application show that the property currently consists of garages on the bottom level and a small 2 bedroom apartment (750 sq ft) on the second level. The apartment is only accessible via stairs, limiting it's use. The additional living space will be accessed from the ground level, allowing it to be much more accessible.*

(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.

*Approval of this proposal will not limit, impair or prevent any surrounding properties to be used for any of the purposes allowed in this zone. The improvements will allow for modernization of the dwelling and make it more consistent with the residential characteristic of the neighborhood. Currently, the building looks more like a commercial auto business than a residence. There is ample parking for 2 families with 6 parking spots - two in the garage and four in front of and to the side of the house. None of the parking will be on the street, allowing for unobstructed flow of traffic. Visibility also will not be impaired as there is no change to the footprint or height of the dwelling. Landscape additions will take into account visibility for entering and exiting the property to prevent any issues. The approach from the north and south will not be affected by this approval. There is clear visibility for all entering and exiting vehicles.*

*Other properties in close proximity to this house are multi-unit dwellings already, so this approval will not alter the characteristic of the neighborhood.*

(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

*There are no solar or wind energy systems or wind mills nearby that would be affected by the requested change. The proposed use will not change the footprint or height of the dwelling so there will be no increased impact to any future systems.*

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

*The proposed use as a two family dwelling is timely, considering the adequacy of public facilities and services. The property has water service from the Netarts/Oceanside Water District already. The property is serviced by the Netarts/Oceanside Fire District and has a fire hydrant located on the corner of Chinook Ave and Ocean St, approximately 150 ft from the property.*

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

(1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

*The property is non-conforming in terms of lot size. Current code requires a minimum lot size of 7500 sq ft and the property is 5400 sq ft. Most properties in Oceanside are challenging lots due to lot size, slope or geographic characteristics. Many properties have had to seek variances for setbacks, lot size or other ordinances in order to construct dwellings. The approval of this request will not change the size or height of the existing structure, so the property will continue to meet setback and height requirements. Several properties in the vicinity are duplexes or triplexes. Of those properties, the vast majority are on lots smaller than 7500 sq ft (9 out of 15 properties, see Exhibit A).*

*The improvements will allow for modernization of the dwelling and make it more consistent with the residential characteristic of the neighborhood. Currently, the building looks more like a commercial auto business than a residence. Visibility also will not be impaired as there is no change to the footprint or height of the dwelling. Landscape additions will take into account visibility for entering and exiting the property to prevent any issues. The approach from the north and south will not be affected by this approval. There is clear visibility for all entering and exiting vehicles.*

(2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

*The parcel is suitable for the requested use. The additional living space will be entirely within the existing footprint of the original dwelling approved for construction in the 70's after considering the parcel's size, shape, location, topography and natural features. Other properties in close proximity to this house are multi-unit dwellings already, so this approval will not alter the characteristic of the neighborhood. The approval of this request will not change the size or height of the existing structure, so will not result in changes to setbacks or parking. The established 5 parking spots meet the requirements for sufficient parking for a duplex.*

(3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

*See below under heading 'SECTION 4.005'*

(4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

*The property is intended to be used as a long-term rental. The Tillamook County Comprehensive Plan section on Goal 14 – urbanization – discussed many benefits to concentrating development in areas where utilities and services already exist, and how that helps preserve the county’s natural resource and agricultural lands. Permitting two family units in developed areas helps meet this goal and also increases the availability of housing available in the Oceanside area, where it is scarce. In addition, the Plan calls out in Section 1.4 that the long-term rental supply availability is only 3-6% and that a much larger supply is needed.*

*The pictures and site plan submitted with this application show that the property currently consists of garages on the bottom level and a small 2 bedroom apartment (750 sq ft) on the second level. The apartment is only accessible via stairs, limiting its use. This will also allow the ground floor of the dwelling to be used for living space, consistent with other properties in the neighborhood.*

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

(1) To ensure the availability of private open space;

*As there will be no changes to the existing footprint or height of the home, there will be no changes to the availability of private open space.*

(2) To ensure that adequate light and air are available to residential and commercial structures;

*As there will be no changes to the existing footprint or height of the home, there will be no changes to existing light and air conditions.*

(3) To adequately separate structures for emergency access;

*As there will be no changes to the existing footprint or height of the home, there will be no changes to existing emergency access. Chinook Ave was recently re-done to ensure access for emergency vehicles.*

(4) To enhance privacy for occupants of residences;

*As there will be no changes to the existing footprint or height of the home, there will be no changes to privacy. There are no new windows being added to the North or South (sides of the house), and only 2 windows added to the rear (to meet egress standards), so no significant impact to privacy on adjacent lots.*



(5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

*Approval of this two family dwelling will not limit, impair or prevent any surrounding properties to be used for any of the purposes allowed in this zone. The improvements will allow for modernization of the dwelling and make it more consistent with the residential characteristic of the neighborhood. Currently, the building looks more like a commercial auto business than a residence. There is ample parking for 2 families with 5 parking spots - one in the remaining garage and four in front of and to the side of the house. None of the parking will be on the street, allowing for unobstructed flow of traffic. Visibility also will not be impaired as there is no change to the footprint or height of the dwelling. Landscape additions will take into account visibility for entering and exiting the property to prevent any issues. The approach from the north and south will not be affected by this approval. There is clear visibility for all entering and exiting vehicles. There are no solar or wind energy systems or wind mills nearby that would be affected by the requested change. The proposed use will not change the footprint or height of the dwelling so there will be no increased impact to any future systems.*

(6) To ensure that driver visibility on adjacent roads will not be obstructed;

*Chinook Ave is the only adjacent road to the lot. None of the parking will be on the street, allowing for unobstructed flow of traffic. Visibility also will not be impaired as there is no change to the footprint or height of the dwelling. Landscape additions will take into account visibility for entering and exiting the property to prevent any issues.*

(7) To ensure safe access to and from common roads;

*The approach from the north and south will not be affected by this approval. There is clear visibility and safe access for all entering and exiting vehicles.*

(8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

*As there will be no changes to the existing footprint or height of the home, there will be no changes to the views. In addition, no trees will be added or removed that might change the views.*

(9) To separate potentially incompatible land uses;

*Our lot adheres to standard setbacks, therefore it offers standard separation. The use as a residence is compatible with adjacent lots.*

(10) To ensure access to solar radiation for the purpose of alternative energy production

*As there will be no changes to the existing footprint or height of the home, there will be no changes to the potential for alternative energy production.*

Exhibit A

<b>Search Key</b>	<b>Situs</b>	<b>Map</b>	<b>Lot Size (acres)</b>
Duplex	1612 SUNSET AVE NW COUNTY OR	1S1125AA 10400	0.02
Triplex	1580 PORTLAND AVE COUNTY OR	1S1030BC 03600	0.04
Duplex	1720 PORTLAND AVE COUNTY OR	1S1125AA 09100	0.05
Duplex	1840 CHINOOK AVE COUNTY OR	1S1125AA 07300	0.06
Triplex	1830 CHINOOK AVE COUNTY OR	1S1125AA 07400	0.08
Duplex	1260 TILLAMOOK AVE COUNTY OR	1S1030BC 09900	0.1
Duplex	1830 MAXWELL MOUNTAIN RD COUNTY OR	1S1125AA 06500	0.11
Triplex	1630 SUNSET AVE COUNTY OR	1S1125AA 10600	0.13
Duplex	5743 NORWESTER RD COUNTY OR	1S1125AA 01301	0.17
Duplex	152 GLENWOOD ST COUNTY OR	1S1030CD 01127	0.18
Duplex	2744 RADAR RD COUNTY OR	1S1124AA 00300	0.26
Duplex	220 REEDER ST COUNTY OR	1S1030CD 02402	0.3
Triplex	1680 CHINOOK AVE COUNTY OR	1S1125AA 11800	0.32
Triplex	1590 CAPE MEARES LOOP NW B COUNTY OR	1S1030BB 07800	0.34
Triplex	5450 SOUTH AVE COUNTY OR	1S1030CD 01200	0.35





OK A110

Chino Hills

1412

434K

479K

28K







NETARTS-OCEANSIDE SANITARY DISTRICT  
1755 CAPE MEARES LP. RD. W.  
TILLAMOOK, OR. 97141  
PHONE (503) 842-8231  
FAX (503) 842-3759  
TTY Relay Service: (800)-877-8973  
www.n-o-s-d.com

Tillamook Co. Department  
Of Community Development  
1510 Third St., Suite B  
Tillamook, OR 97141  
(503) 842-3408

DATE: February 10, 2023

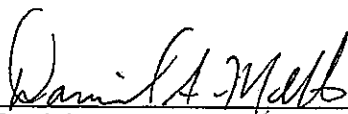
TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service has been provided to Tax Lot# 1S10 30BB 02600 since July 1978. Our records shows this property as a Single Family Dwelling. The additional bedrooms and bathroom does not affect the sewer availability.

According to our records, the legal owner is: Jason & Mandy Mock 2656 SW Fairmont Blvd. Portland, OR. 97239.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



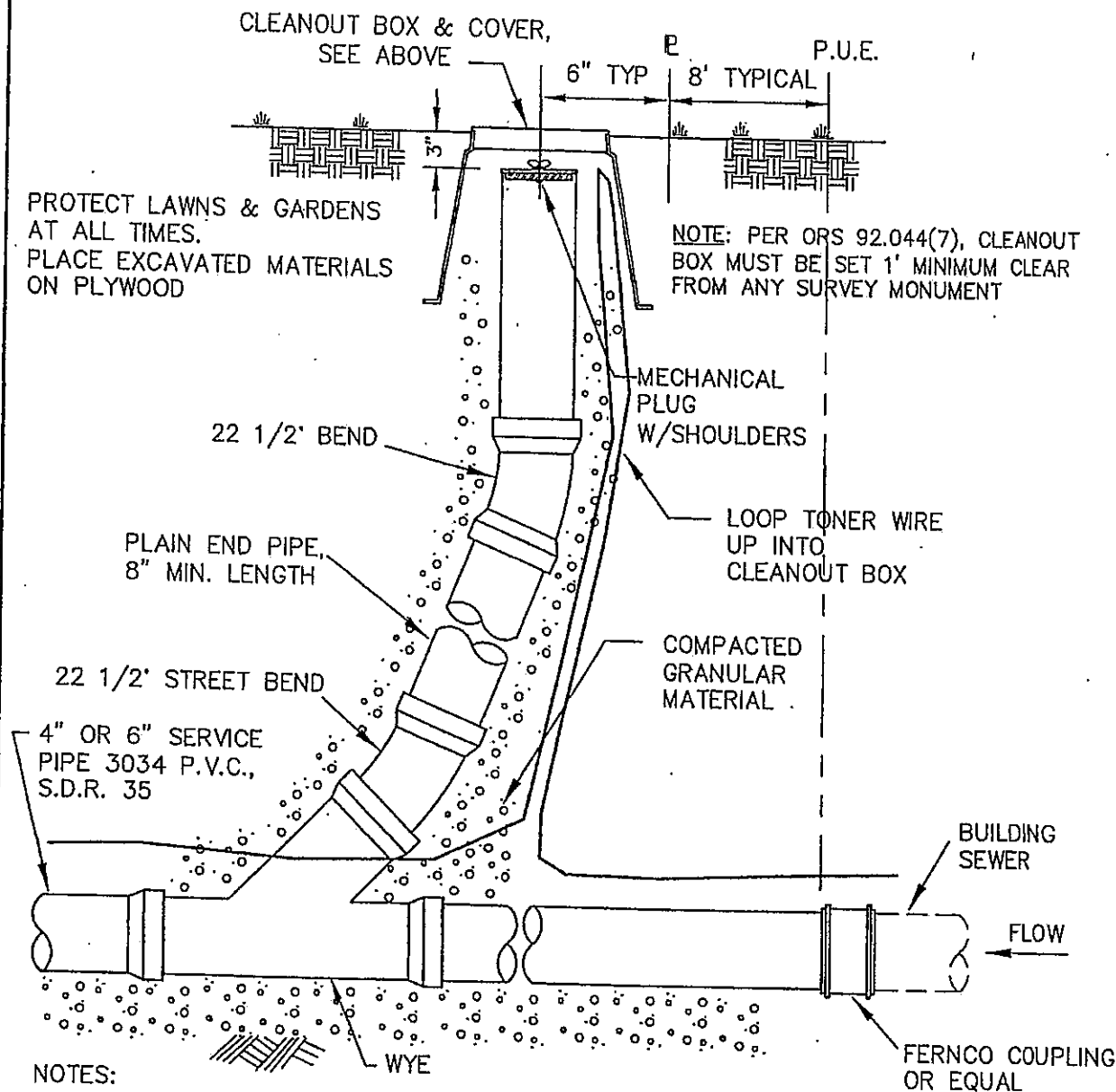
Daniel A. Mello, District Superintendent

Cc: Property Owner

"This institution is an equal opportunity provider and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)"

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"

1. NON-TRAFFIC AREAS:  
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).
2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:  
8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.



NOTES:

1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CASTING FOR CLEANOUTS LOCATED IN DRIVEWAYS.
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET FLUSH WITH FINISH GRADE.

LAST REVISION DATE: MAR 2008	COPYRIGHT 1996 WESTCOX ENGINEERING, INC.
STANDARD SERVICE LATERAL CLEANOUT (NTS)	
NOSD, OR	DETAIL NO. 416

**NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (IE, FROM MAINLINE TO CLEANOUT).**

**NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT**

**NOTE: PRESSURE TREATED 2" X 4" WIRED TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED & LABELED (WHITE FOR SEWER), AND LABELED WITH DEPTH TO PIPE. EXTEND TONING WIRE TO SURFACE.**

STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

PROPERTY LINE CLEANOUT SEE DETAIL 416

EASEMENT LINE OR P/L

PUE

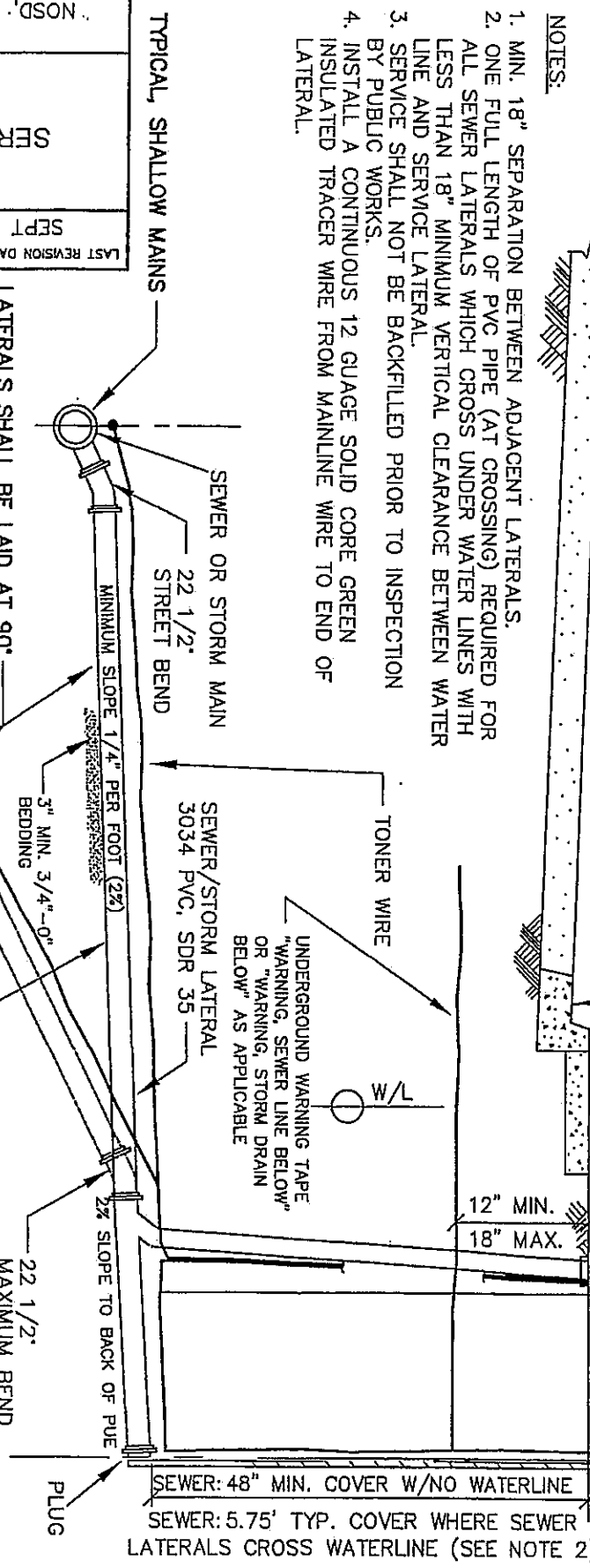
12" MIN. 18" MAX.

SEWER: 48" MIN. COVER W/NO WATERLINE

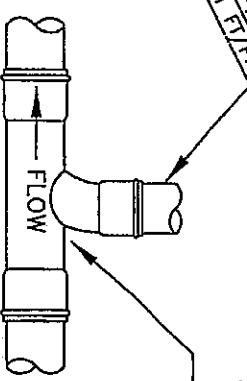
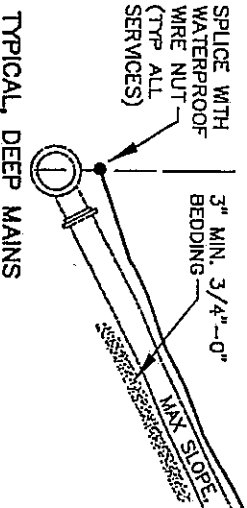
SEWER: 5.75' TYP. COVER WHERE SEWER LATERALS CROSS WATERLINE (SEE NOTE 2)

24" MIN

- NOTES:**
1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
  2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
  3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
  4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.



LATERALS SHALL BE LAID AT 90° TO RIGHT-OF-WAY OR EASEMENT LINE UNLESS OTHERWISE SHOWN ON PLANS.

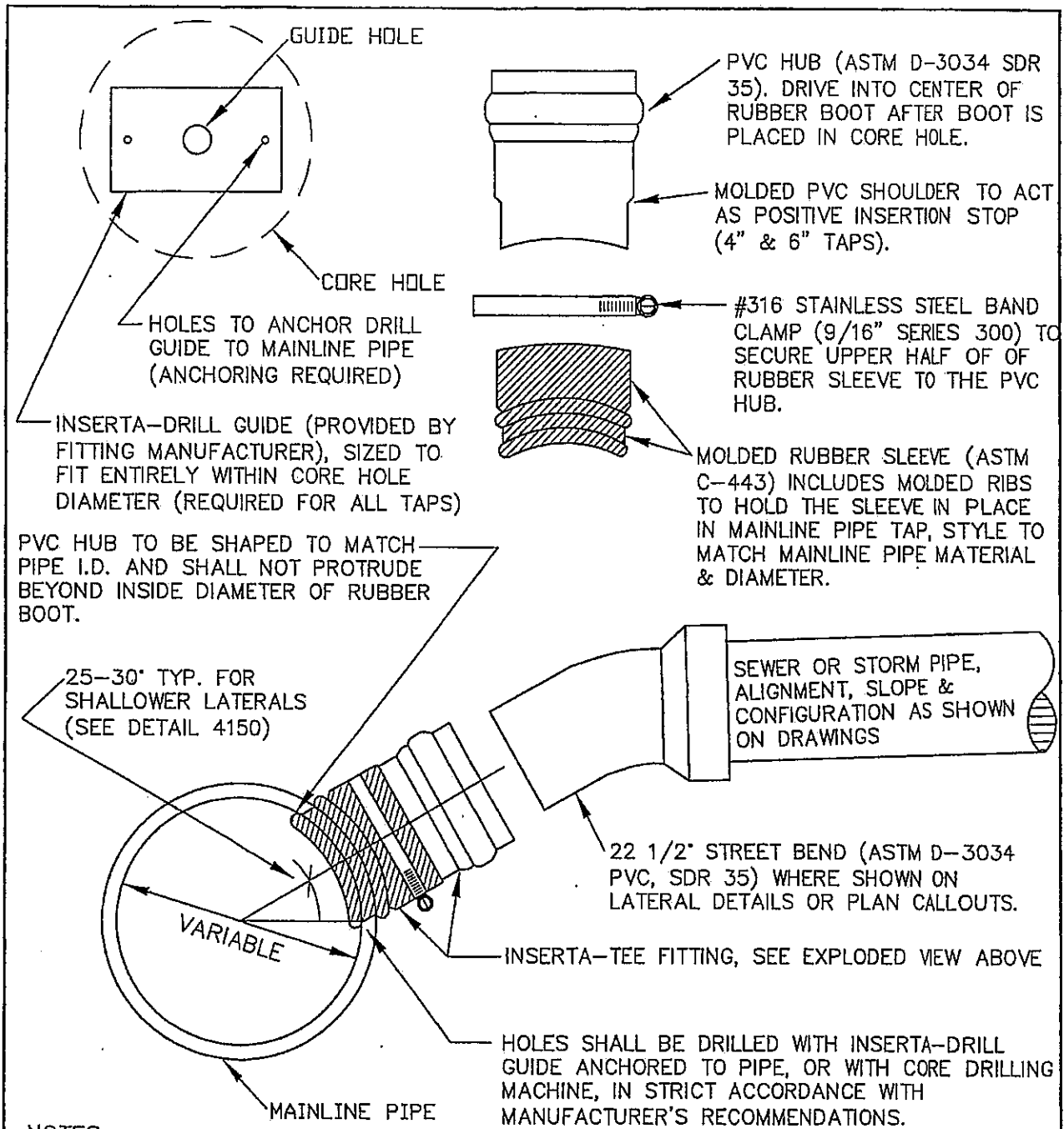


MANUFACTURED TEE-WYES FOR 8-INCH MAINLINES & STANDARD TEES FOR 10-INCH & LARGER MAINLINES.

SEE DETAIL 419 FOR CONNECTION TO EXISTING MAINLINES.

LAST REVISION DATE: SEPT 2013	DETAIL NO. 415
SEWER SERVICE LATERALS (NTS)	
" NOSD, OR	

CONTRACT 1988  
WESTECH ENGINEERING, INC.

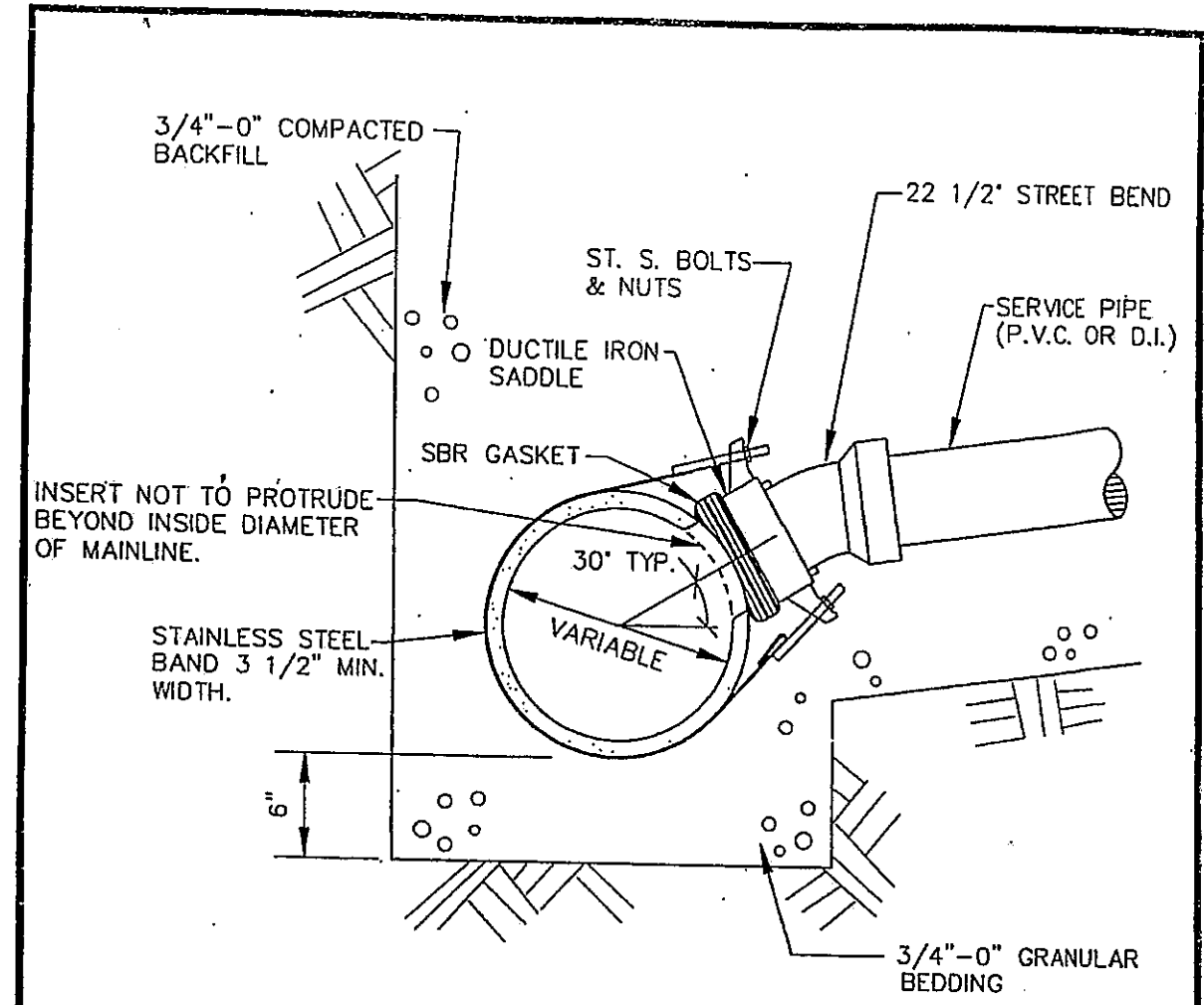


**NOTES:**

1. SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION. MANUFACTURED TEE-WYE FITTINGS SHALL BE USED ON ALL NEW SEWER MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A NOSD INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT NOSD APPROVAL.
3. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

**INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS. IN ORDER TO ALLOW 95% MANDREL TESTING OF MAINLINES.**

LAST REVISION DATE: DEC 2012	JD # STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER	
(NTS)	
NOSD, OR	DETAIL NO. 419



**NOTES:**

1. SERVICE SADDLES ALLOWED ON EXISTING SEWER MAINS ONLY. MANUFACTURED TEE-WEES FITTINGS SHALL BE USED ON ALL NEW MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A DISTRICT INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT DISTRICT APPROVAL.
3. SERVICE SADDLES SHALL BE ROMAC STYLE "CB" OR EQUAL W/ VIRGIN SBR GASKET PER ASTM D2000 MBA 710.
4. HOLE IN MAIN SHALL BE CORE DRILLED.
5.  $\phi$  OF TAP SHALL BE ABOVE SPRINGLINE.

LAST REVISION DATE: FEBRUARY 1997		COPYRIGHT 1995 WESTON ENGINEERING, INC.	
<b>SERVICE SADDLE CONNECTION TO EXISTING SEWERS</b>			
CITY: NOSD, OR		DRAWING NO. 418	