

BEFORE THE PLANNING COMMISSION  
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF A CONDITIONAL USE REQUEST ) TO CONVERT AN EXISTING SINGLE-FAMILY ) DWELLING INTO A TWO-FAMILY DWELLING ) (DUPLEX) TOGETHER WITH A VARIANCE REQUEST ) TO WAIVE THE MINIMUM 7500 SQUARE FOOT LOT ) SIZE REQUIREMENT FOR USES PERMITTED IN THE ) RESIDENTIAL OCEANSIDE (ROS) ZONE ON A ) PROPERTY LOCATED AT 1560 CHINOOK AVENUE IN ) THE UNINCORPORATED COMMUNITY OF ) OCEANSIDE AND DESIGNATED AS TAX LOT 2600 OF ) SECTION 30BB, TOWNSHIP 1 SOUTH, RANGE 10 ) WEST OF THE WILLAMETTE MERIDIAN, ) TILLAMOOK COUNTY, OREGON. )	FINDINGS OF FACT, CONCLUSIONS AND ORDER  #851-23-000040-PLNG #851-23-000125-PLNG
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APPLICANT: Jason C. Mock, 2656 SW Fairmont Boulevard, Portland, OR 97239

PROPERTY OWNER: Jason C. Mock, 2656 SW Fairmont Boulevard, Portland, OR 97239

The above-named applicants/property owner applied to the Tillamook County Department of Community Development requesting conditional use approval to convert an existing single-family dwelling into a two-family dwelling (duplex) together with a 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. A public hearing on the above-mentioned matter was held before the Tillamook County Planning Commission on June 8, 2023.

The Tillamook County Planning Commission considered this request on the basis of the criteria listed in Section 6.040: Conditional Use Review Criteria and Section 8.030: Variance Review Criteria of the Tillamook County Land Use Ordinance (TCLUO) and relevant development standards contained within the TCLUO and Tillamook County Comprehensive Plan. The Planning Commission also considered this request on the basis of the findings of fact and conclusions contained within the staff report, written testimony received during the public comment period, oral testimony taken at the June 8, 2023 hearing, and the Applicant’s presentation.

After consideration of all available evidence described above, the Planning Commission moved to approve Variance request #851-23-000125-PLNG, carrying with a vote of 4 in favor and 1 against. The Planning Commission then voted unanimously in favor to approve Conditional Use request #851-23-000040-PLNG, the vote carrying 5 to approve and 0 opposed, subject to the Conditions of Approval contained in “Exhibit A” of this order.

This decision may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date of notice for this decision.

DATED this 16<sup>th</sup> of June, 2023.

TILLAMOOK COUNTY PLANNING COMMISSION



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Kurt Heckerth, Chairperson

**“EXHIBIT A”**

**ADOPTED CONDITIONS OF APPROVAL**

TCLUO SECTIONS 6.070: COMPLIANCE WITH CONDITIONS, 6.080: TIME LIMIT, requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval. TCLUO SECTION 8.060: COMPLIANCE WITH CONDITIONS Any departure from the conditions of approval or the approved plot plan constitutes a violation of this Ordinance. The Director may revoke approval of any Variance for failure to comply with any conditions of approval or for any other violation of this Ordinance.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Development of the property shall conform to the applicable development standards outlined in TCLUO Section 3.310: Residential Oceanside (ROS) zone.
3. Development of the property shall adhere to the relevant standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
4. Applicant/property owner shall submit a to-scale site plan confirming property setbacks and depicting the parking plan. The parking plan shall adhere to the relevant standards of TCLUO Section 4.030: Off-Street Parking and Off-Street Loading Requirements.
5. The applicant/property owner shall submit updated service letters for fire, water, and sewer availability at time of consolidated Zoning/Building Permit application submittal.
6. Applicant/property owner shall submit a copy of an updated road approach permit for the subject property at time of consolidated Zoning/Building Permit application submittal.
7. Applicant/property owner shall submit a storm water management plan for review by the Department and Tillamook County Public Works at time of zoning/building permit submittal. Stormwater shall be collected and managed onsite and shall not be discharged into County road right-of-way or onto adjacent properties.
8. This approval shall be void on June 8, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.