



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

Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-23-000211-PLNG:
BRUNS - RECREATIONAL VEHICLE
ADMINISTRATIVE DECISION & STAFF REPORT**

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

October 13, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Conditional Use Request on October 13, 2023.

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.

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 in accordance with Article 10 of the TCLUO before **4:00 PM on October 25, 2023**. Unless appealed, the effective date of this decision shall be October 13, 2023.

Request: Conditional Use request for the siting of a Recreational Vehicle (RV) without a primary structure (Exhibit B).

Location: Located northeast of Mohler, accessed off of a private easement abutting State Highway 53 and designated as Tax Lot 1704 in Section 25 of Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, (Exhibit A).

Zone: Rural Residential 2 Acre (RR-2)

Applicant: Jacob Bruns, 27150 Elk Trail Drive, Nehalem, OR 97131

Property Owner: Jacob & Kayleen Bruns, 27150 Elk Trail Drive, Nehalem, OR 97131

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 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.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall adhere to the applicable standards of TCLUO Section 5.010: Mobile Home, Manufactured Home and Recreational Vehicle Siting Criteria.
3. The applicant/property owner shall adhere to applicable development standards in TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) zone.
4. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. Applicant/property owner shall obtain an approved Floodplain Development Permit demonstrating compliance with the applicable requirements of TCLUO Section 3.510 Flood Hazard Overlay (FH) zone prior to or at the time of Consolidated Building/Zoning Permit application submittal.
5. A minimum 50-foot riparian setback from the estuary boundary, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the siting of the Recreational Vehicle. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
6. The applicant/property owner shall submit a fire letter from Nehalem Bay Fire and Rescue to the Department at the time of Consolidated Building/Zoning Permit submittal.
7. The applicant/property owner shall submit a water availability letter from the local water district or State Water Master at the time of Consolidated Building/Zoning Permit submittal.
8. The applicant/property owner shall show proof that a permit to construct the septic system has been applied for at time of Consolidated Building/Zoning Permit submittal.
9. This approval shall be void on October 13, 2025, unless implementation of approved plans has begun, or an extension is requested from, and approved by this Department.

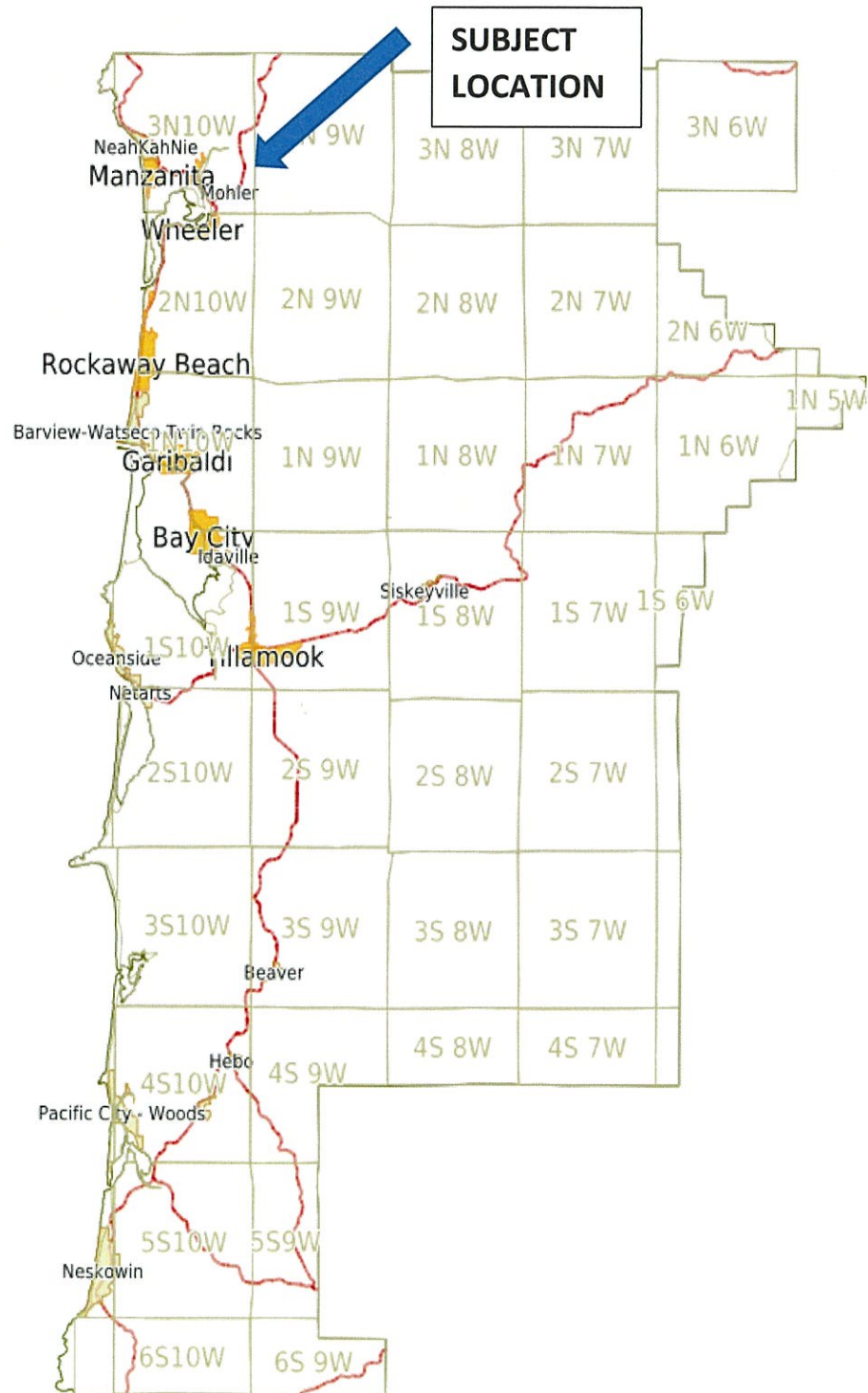
Sincerely,
Tillamook County Department of Community Development


Sheila Shoemaker, Land Use Planner


Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map

VICINITY MAP



#851-23-000211-PLNG:

Bruns



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**CONDITIONAL USE REVIEW REQUEST #851-23-000211-PLNG:
BRUNS - RECREATIONAL VEHICLE
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: October 13, 2023

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sheila Shoemaker, Land Use Planner

I. GENERAL INFORMATION:

Request: Conditional Use request for the siting of a Recreational Vehicle (RV) without a primary structure (Exhibit B).

Location: Located northeast of Mohler, accessed off of a private easement abutting State Highway 53 and designated as Tax Lot 1704 in Section 25 of Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, (Exhibit A).

Zone: Rural Residential 2 Acre (RR-2) Zone

Applicant: Jacob Bruns, 27150 Elk Trail Drive, Nehalem, OR 97131

Property Owner: Jacob & Kayleen Bruns, 27150 Elk Trail Drive, Nehalem, OR 97131

Property Description: The subject property contains 2.09 acres and is rectangular in shape. Property is accessed off a private easement that abuts State Highway 53, a piece of the property is relatively flat with open meadow grassed area. The other part of the property includes a sloping benched region along the tree line. The property abuts the Nehalem River and is unimproved, however County records indicate

permit approvals dated August 4, 2006, for an on-site septic system. The neighboring properties are located in the Rural Residential 2 Acre (RR-2) Zone and Estuary Conservation 1 Zone (EC1) (Exhibit A).

Also, the subject property is located in a Flood Hazard Overlay Zone identified on FEMA Flood Insurance Rate Map (FIRM) #41057C0230F dated September 28, 2018 (Exhibit A).

II. 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 III of this report:

- A. Section 3.010: Rural Residential 2 Acre and 10 Acre Zone
- B. Section 3.510: Flood Hazard Overlay Zone
- C. Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- D. Section 4.130: Development Requirements for Geologic Hazard Areas
- E. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.010: Rural Residential 2 Acre and 10 Acre Zone

PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage 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.

(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this ordinance.

...
(d) Recreational vehicle where not allowed outright by Section 5.130

Findings: TCLUO Section 3.010 (3)(d) states “Recreational vehicle where not allowed outright by Section 5.130” is permitted conditionally in the Rural Residential 2 Acre Zone subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance. Staff finds that conditional use approval is required to allow the siting of an RV in the RR-2 zone.

B. Section 3.510: Flood Hazard Overlay Zone

(1) PURPOSE: It is the purpose of the FH zone to promote the public health, safety and general welfare and to minimize public and private losses or damages due to flood conditions in specific areas of unincorporated Tillamook County by provisions designed to:

- (a) Protect human life and health;*
- (b) Minimize expenditure of public money for costly flood control projects;*
- (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the public;*
- (d) Minimize prolonged business interruptions;*
- (e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazards;*

- (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- (i) Maintain the functions and values associated with Special Flood Hazard Areas which reduce the risk of flooding.

...

(8) **RECREATIONAL VEHICLES:** *Recreational vehicles may occupy a site in a Special Flood Hazard Area for periods of 180 consecutive days or less provided they are fully licensed and highway ready. Recreational vehicles are on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that do not meet these criteria become manufactured dwellings and must be anchored and elevated pursuant to this ordinance.*

Findings: As indicated on FEMA FIRM 41057C0230F dated September 28, 2018, the subject property is located in a ‘Floodway’ Special Flood Hazard Area (SFHA) (Exhibit A). The Applicant is proposing to locate a Recreational Vehicle (RV) within the ‘Floodway’ (Exhibit B). Staff finds that, as a Condition of Approval, the proposed development within Special Flood Hazard Areas on the subject property is subject to the applicable standards of TCLUO Section 3.510 and will require a Floodplain Development Permit.

C. Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

(1) *The following areas of riparian vegetation are defined:*

- (a) *Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*

...
For estuaries, all measurements are horizontal and perpendicular from the mean high-water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high-water line.

Findings: A 50-foot riparian setback from the Estuary Conservation 1 (EC1) Zone, is required for siting a Recreational Vehicle. Staff finds this requirement can be met through compliance with Conditions of Approval.

D. Section 4.130: Development Requirements for Geologic Hazard Areas

(2) *The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:*

- (a) *All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*

Findings: The subject property contains mapped areas with susceptibility to landslides as identified by DOGAMI Open File report O-20-13 (Exhibit A). The applicants site plan indicates the siting of a Recreational Vehicle to be located on the open meadow portion of the property. A Condition of Approval has been made to ensure development adheres to the applicable standards of TCLUO Section 4.130.

E. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on July 28, 2023. No written comments have been received.

2. Section 6.040 Review Criteria

1. *The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

Findings: The applicant proposes siting a Recreational Vehicle (RV), which is a use permitted conditionally per TCLUO Section 3.010(3)(d). Staff finds this criterion has been met.

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

Findings: Staff finds that the proposed use is permitted conditionally in the RR-2 zone of the Tillamook County Land Use Ordinance (TCLUO). The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan. Staff concludes this criterion has been met.

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

Findings: The subject property contains 2.09 acres and is accessed off a private easement that abuts State Highway 53, (Exhibit A). The property abuts an Estuary Conservation Zone (EC1), shown as the Nehalem River (Exhibit A).

Applicant is proposing the placement of a Recreational Vehicle (RV) (Exhibit B). Applicant states the property is suitable for Recreational Vehicle (RV) as it will be able to meet the setback and flood requirements (Exhibit B). Given the size of the property, access, and onsite sanitation approvals, Staff finds that the subject property can be suitable for the proposed use of the siting of an RV. Staff finds this criterion has been met or can be met through compliance with Conditions of Approval.

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.*

Findings: Adjacent properties are zoned Rural Residential (RR-2) and Estuary Conservation Zone (EC1). The RR-2 zone allows for the placement of a RV conditionally, where not allowed outright under TCLUO Section 5.130. Existing uses in the vicinity consist primarily of residential and accessory structures. Applicant states the Recreational Vehicle (RV) siting is in preparation for construction of a new house.

Staff finds that the siting of the RV as stated by the applicant in 'Exhibit B' and summarized above, is consistent with the established residential uses and activities in this vicinity. The subject property is 2.09 acres in size and is accessed via a private easement abutting Oregon State Highway 53. The easement is shared with adjacent landowners, whose properties are also developed with residential uses. The easement will continue to be used for residential purposes. Staff also finds that, in review of the submitted site plan in 'Exhibit B' and based upon findings contained within this report, the subject property is of adequate size to accommodate the RV and needed improvements such as development of an onsite sanitation system, all of which the site plan demonstrates can be entirely accommodated within the boundaries of the subject property (Exhibits A & B).

Because surrounding properties can continue to be used for residential purposes and the proposed placement of a Recreational Vehicle (RV) on the subject property will be done in a manner that will not impair or restrict residential use or alter the character of the surrounding area, staff concludes the siting of the RV on the subject property does not substantially limit, impair or prevent surrounding landowners from developing their properties consistent with permitted uses in the underlying zones. This criterion has been met.

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

Findings: Applicant states there are none of these devices in the area (Exhibit B). None such systems are known to exist in the area. Staff concludes this criterion has been met.

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

Findings: Long-established existing public facilities and services in this area include Nehalem Bay Fire and Rescue, Tillamook County Sheriff and Tillamook People's Utility District (PUD). County records also confirm onsite sanitation permit approvals for a septic system.

Applicants state the property has water and will have sanitation (Exhibit B).

Given the existence of public services and facilities in the area in relation to the proposed placement of a Recreational Vehicle (RV), staff finds the proposed use is timely and any requirements for service provider letters can be required through Conditions of Approval. Siting of a Recreational Vehicle (RV) is subject to the siting standards outlined in *TCLUO Section 5.010: Mobile Home, Manufactured Home and Recreational Vehicle Siting Criteria*.

Staff finds that this criterion has been met and can be met through compliance with the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on October 25, 2023.**

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 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.

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9. This approval shall be void on October 13, 2025, unless implementation of approved plans has begun, or an extension is requested from, and approved by this Department.

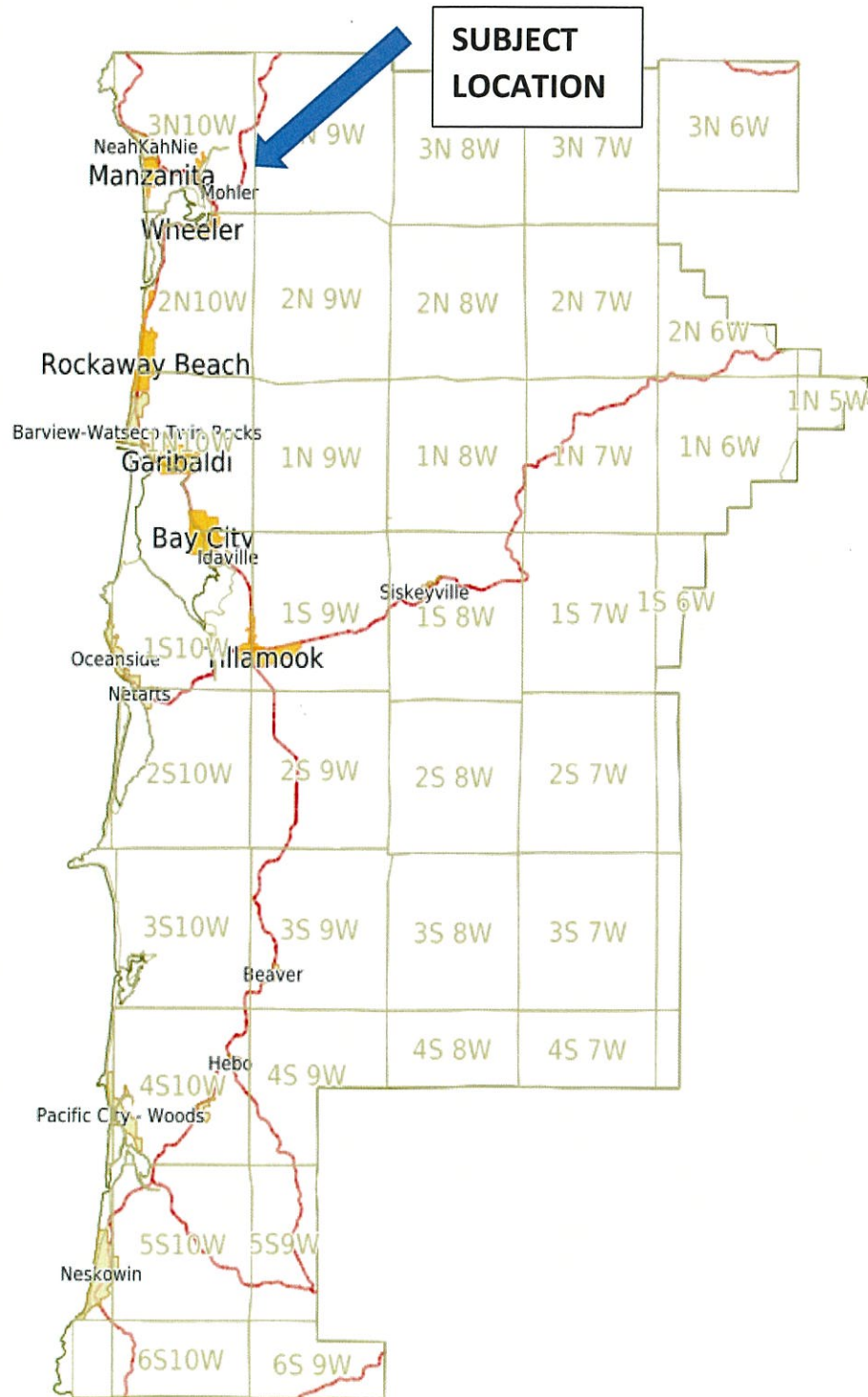
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal

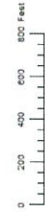
EXHIBIT A

VICINITY MAP



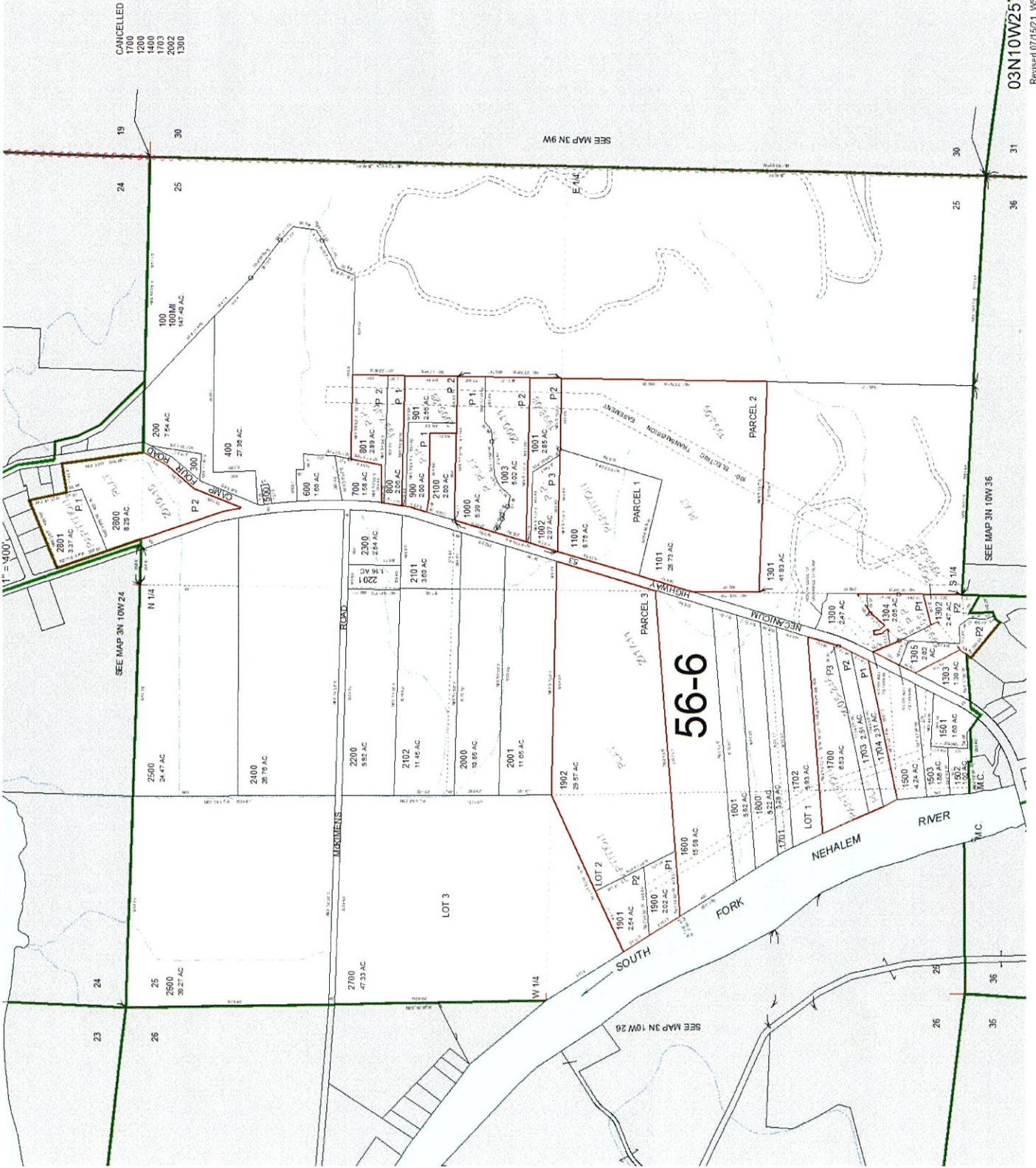
#851-23-000211-PLNG:
Bruns

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 25 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W25



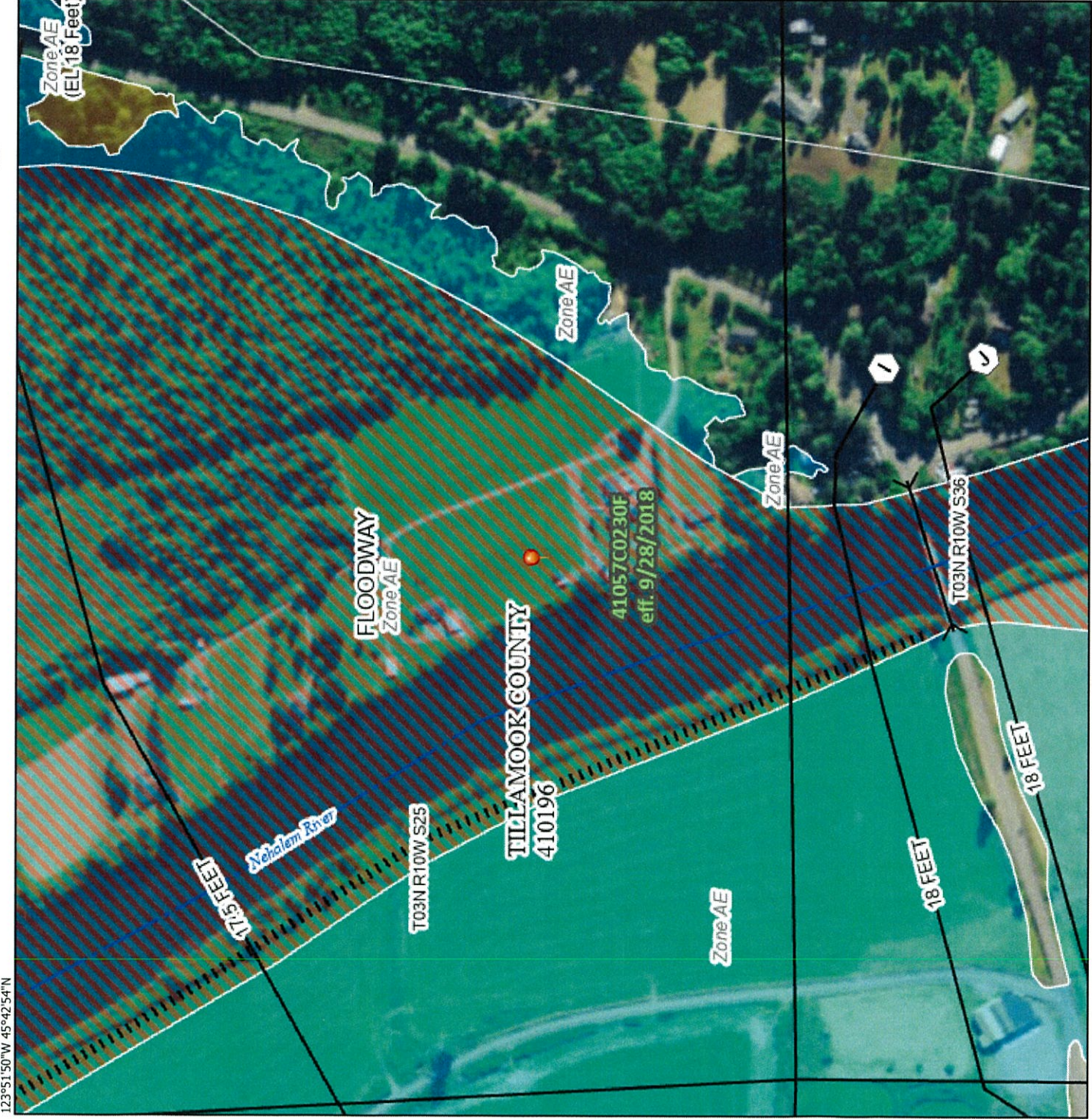
03N10W25

Revised 07/15/21, WS

National Flood Hazard Layer FIRMette



123°51'50"W 45°42'54"N



123°51'13"W 45°42'29"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
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- 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 9/19/2023 at 4:33 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



Townships

- Townships (Red dashed line)

LWI Study Area

- LWI Study Area (Blue horizontal lines)

NHD Springs/Seeps

- NHD Springs/Seeps (Blue circle with dot)

NHD Streams and Rivers

- Perennial (Solid blue line)
- Intermittent (Dashed blue line)
- Ephemeral (Dotted blue line)
- Unknown (Dash-dot blue line)
- Canal/Ditch (Dash-dot-dot blue line)

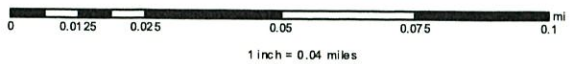
NHD Area

- NHD Area (Light blue square)
- NHD Waterbody (Lighter blue square)

Wetlands

- Estuarine and Marine Deepwater (Dark teal square)
- Estuarine and Marine Wetland (Medium teal square)
- Freshwater Emergent Wetland (Bright green square)
- Freshwater Forested/Shrub Wetland (Dark green square)
- Freshwater Pond (Purple square)
- Lake (Dark blue square)
- Riverine (Blue square)
- SWI Pre dominantly Hydric Soil Map Units (Light brown square)
- SWI Agate-Winko Soils (Dark brown square)

R. Souther, 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. Souther 2018



Date: 9/19



Geologic Hazard Area

ZOOM TO FULL EXTENT MEASURE PRINT FIND ME Start Over

Catalog Favorites Visible Results

Search catalog

Map Extras

Administrative Boundaries

- Tax lots
- Layer legend
- County Boundaries

Non-Regulatory Planning

Physical

- Debris Flow fans
- Deep Landslide Susceptibility
- Shallow Landslide Susceptibility
- Rapidly Moving Landslides
- Beaches and Dunes Overlay Zone

Elevation

- Highest Hit, OLC, 2008-19
- Bare Earth, OLC, 2008-19

Aerial Photos

- State Imagery
- World Imagery

Basemaps

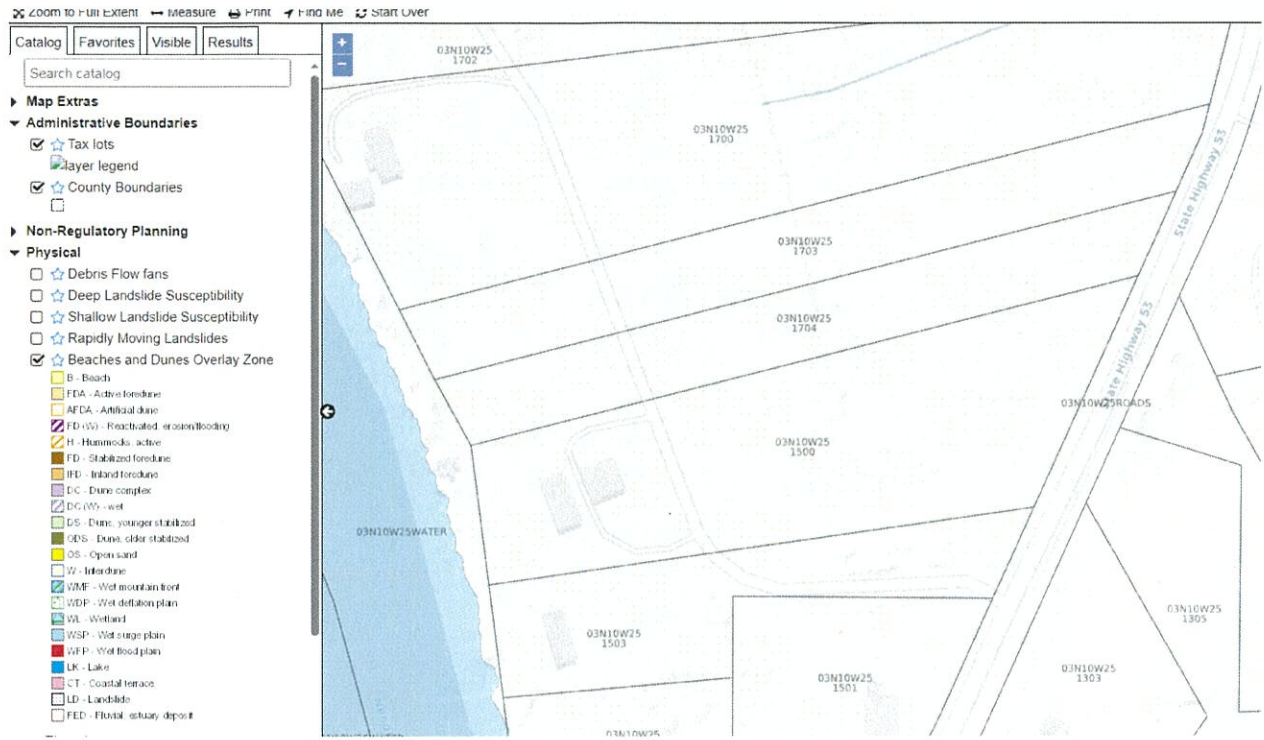
Carto

- Light
- Voyager

Esri



Beach and Dune Overlay Zone



Tillamook County
2022 Real Property Assessment Report
 Account 410952

Map 3N10250001704
Code - Tax ID 5606 - 410952

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2005-24A
 Lot - PARCEL 1

Mailing BRUNS, JACOB ALLEN & KAYLEEN ROSE
 27150 ELK TRAIL DR
 NEHALEM OR 97131

Deed Reference # 2022-5828
Sales Date/Price 09-15-2022 / \$130,000
Appraiser EVA FLETCHER

Property Class 400 **MA SA NH**
RMV Class 400 02 WF 263

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5606	Land	103,390		Land	0	
	Impr	0		Impr	0	
Code Area Total		103,390	79,000	79,000	0	
Grand Total		103,390	79,000	79,000	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5606	1	<input checked="" type="checkbox"/>		RR-2	Market	110	2.31 AC		103,390
Code Area Total							2.31 AC		103,390

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Comments 2/22/06 Brought land to market after p. plat 2005-24A created TL 1703+1704 from TL 1700. KF 1/21/15 Reappraised land and tabled values. WH 10/14/15 Updated land adjustments.ef 04/28/20 Code change due to FP removal.ef

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
JUL 11 2023	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 132925	
Fees: 1300	
Permit No: 85123-000211-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Jacob Bruns Phone: 503-812-4331
 Address: 27150 Elk Trail Dr.
 City: Nehalem State: OR Zip: 97131
 Email: topgradeexcavation@yahoo.com

Property Owner

Name: Jacob & Kayleen Bruns Phone: 503-812-4331
 Address: 27150 Elk Trail Dr.
 City: Nehalem State: OR Zip: 97131
 Email: topgradeexcavation@yahoo.com

Request: RV placement

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

Location:

Site Address: Highway 53
 Map Number: 3N 10 25 1704
Township Range Section Tax Lot(s)

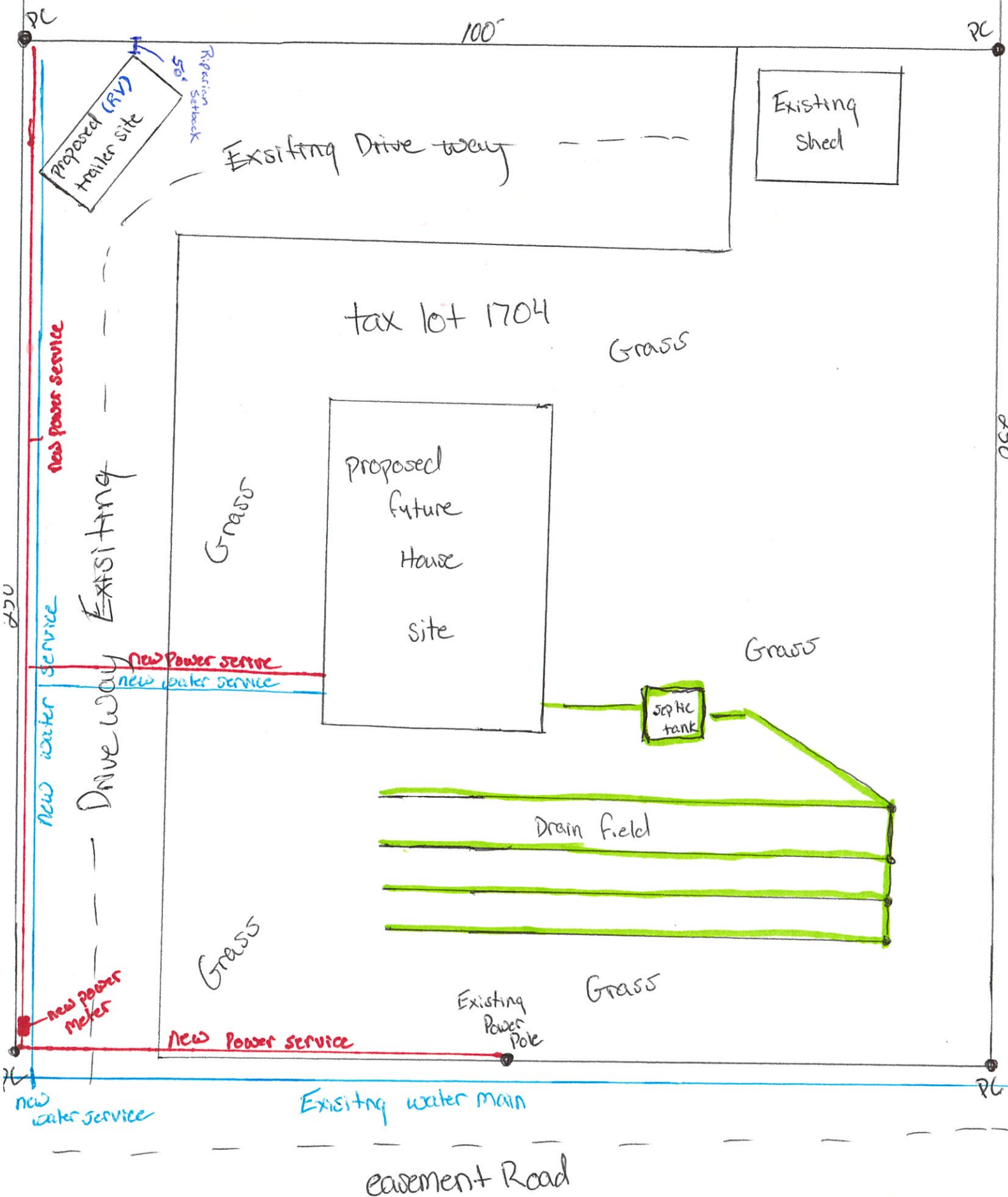
Clerk's Instrument #: _____

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) _____ Date _____
 Applicant Signature _____ Date _____

River



#1 The use is listed as a conditional use in the underlying zone. Section 3.010(3)(d) states a recreational vehicle where not allowed outright by Section 5.130.

#2 Yes, the recreational vehicle will be sited meeting any special requirements for flood zone compliance and will meet riparian setback requirements.

#3 Yes, the property is suitable for a recreational vehicle. The recreational vehicle will be able to meet setback requirements and flood zone requirements and will meet the setback from the Nehalem River. A septic system will be installed for use of the recreational vehicle and future construction of a house. The recreational vehicle will be placed in an area outside of any wetlands that might be on the property. The driveway is already on the property and access is from a shared easement by multiple land owners that accesses Highway 53.

#4 Yes, the recreational vehicle will not interfere with use of adjacent properties and landowners. Everything will take place on the subject property. Use of the recreational vehicle is in preparation for construction of a new house.

#5 There are none of these devices in the area.

#6 Yes, the request is timely. The property has water and will have sanitation. The property is also in the Nehalem Bay Fire District. Utilities will be brought in by Tillamook PUD.