



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

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*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION #851-23-000477-PLNG: TUBBS/CAMPBELL**

*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: October 31, 2023**

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

**#851-23-000477-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary by 50-feet to establish a 50-foot setback from the northerly (rear) property line, and by 25-feet to establish a 75-foot setback from the southerly (front) property line. The eastern zone boundary would be reduced by 85-feet to establish a 15-foot side yard setback and by 70-feet to establish a 30-foot side yard setback from the west property line.

The subject property is located south of the City of Tillamook, is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 908 in Section 28 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The applicant is Tyler Tubbs and Christine Campbell and the property owner is Tyler Tubbs & Liz Campbell.

Written comments received by the Department of Community Development prior to 4:00p.m. on November 14, 2023, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than November 15, 2023.

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 parcel 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 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 Ext. 3412 or [itone@co.tillamook.or.us](mailto:itone@co.tillamook.or.us).

Sincerely,

Allison Chase, Land Use Planner

Sarah Absher, CFM, CBO, Director

Enc. Applicable Ordinance Criteria, Maps

## REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (4) STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

...

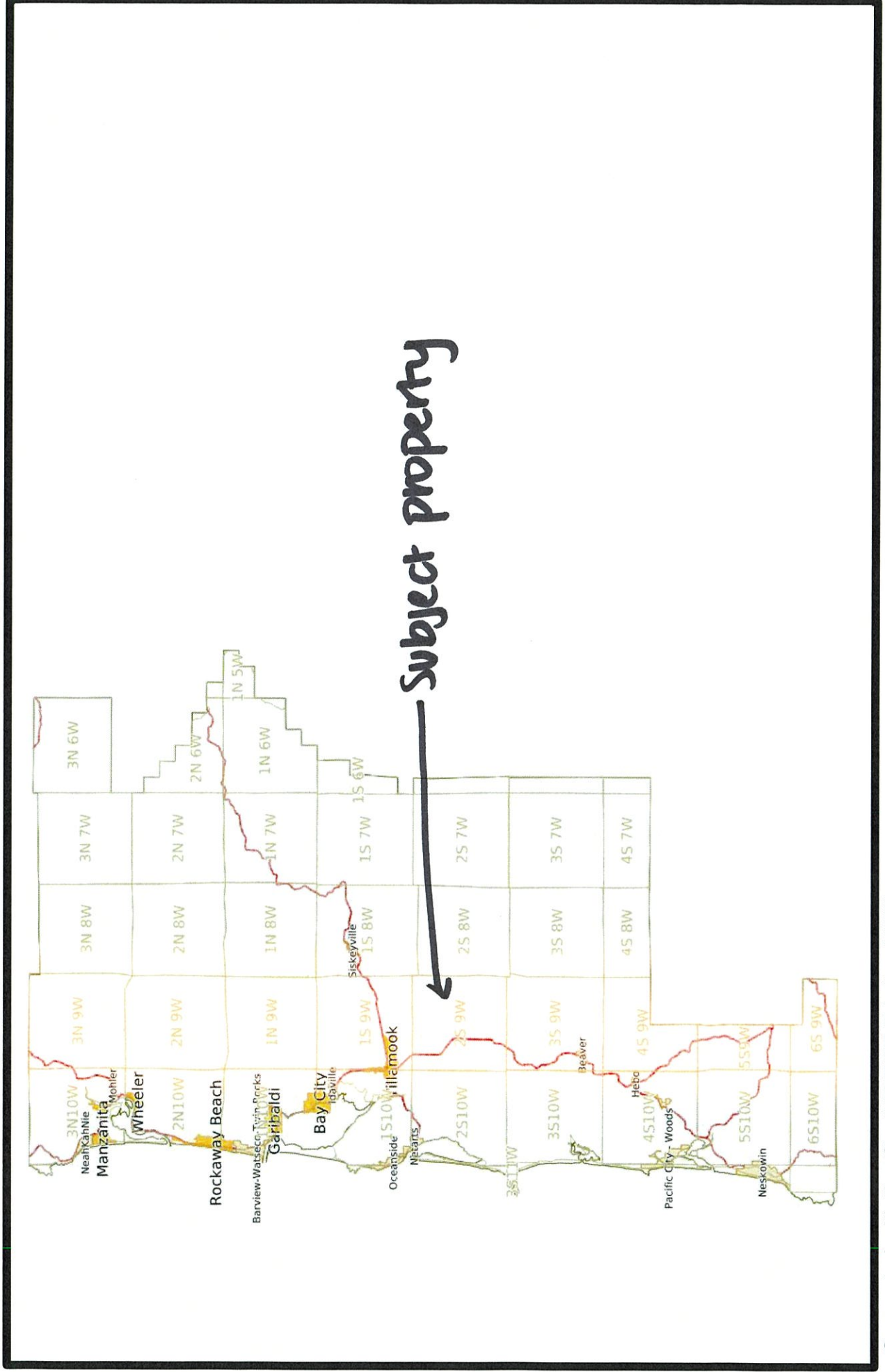
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.

...

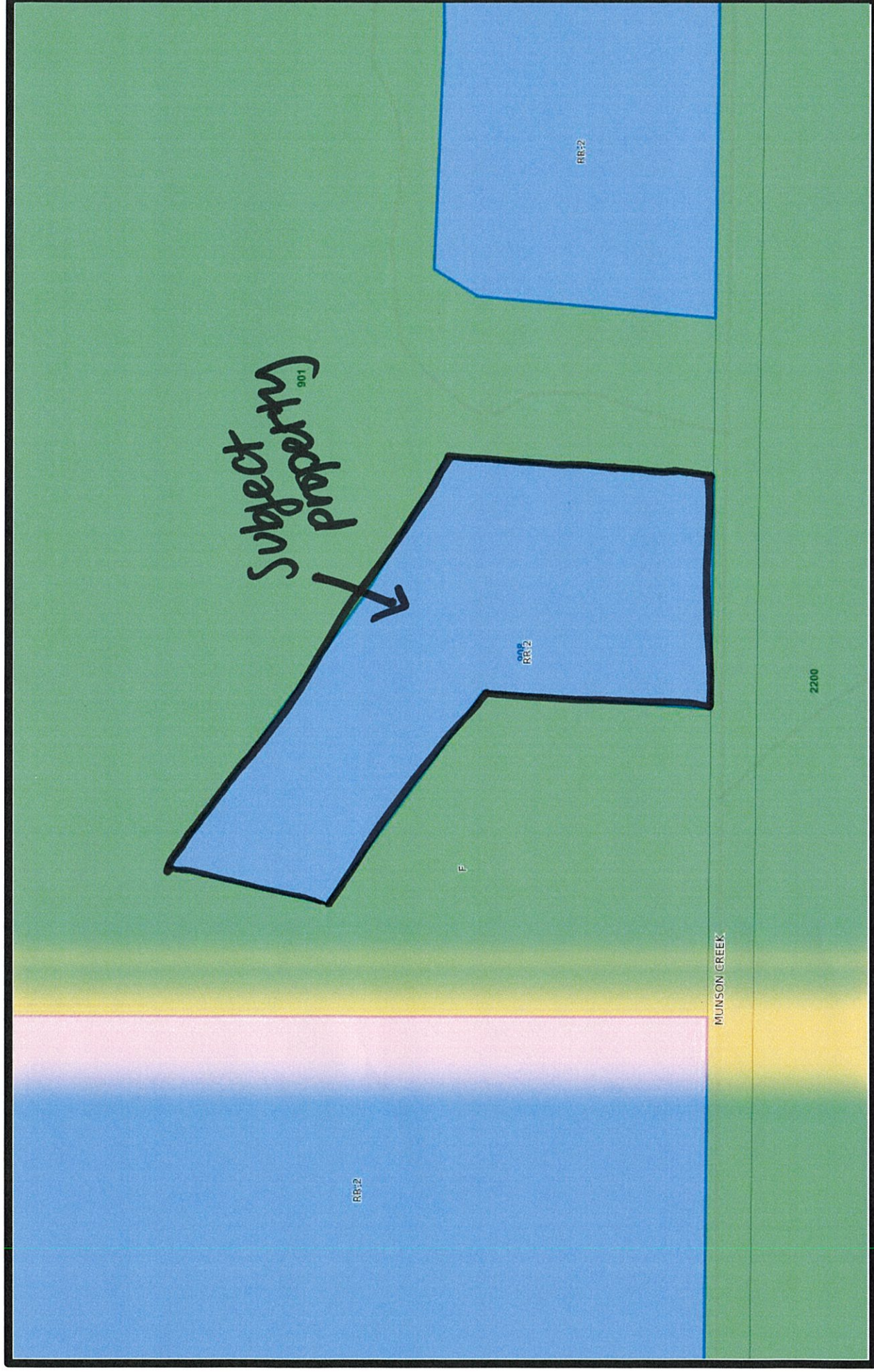
- (k) *No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100-foot requirement. In either case, all yard requirements in this zone shall still apply.*

# **EXHIBIT A**

# Vicinity Map



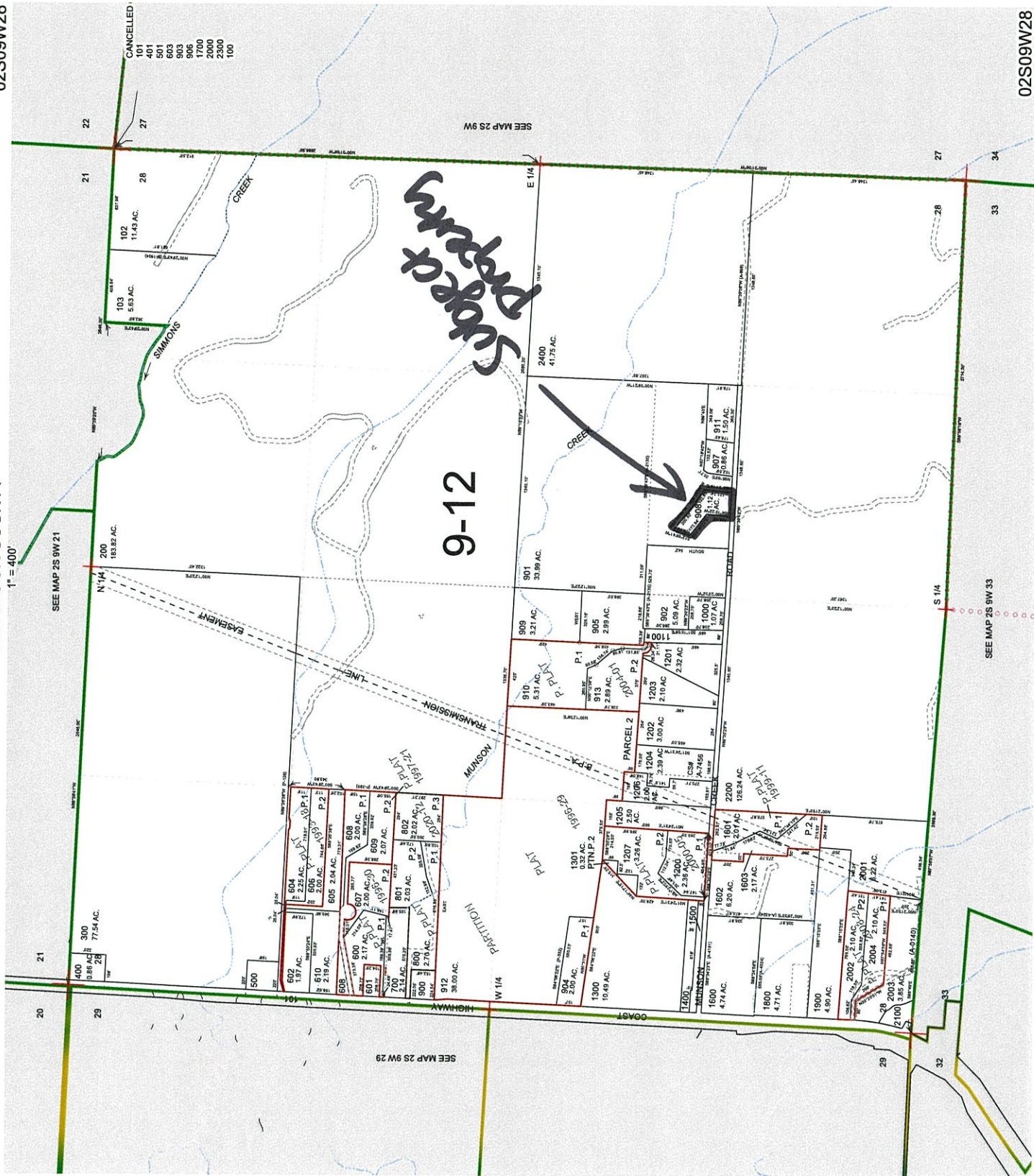
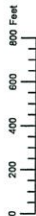
# Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 28 T.2S. R.9W. W.M.  
TILLAMOOK COUNTY

02S09W28



CANCELLED  
401  
501  
603  
903  
906  
1700  
2000  
2000  
100

SEE MAP 2S 9W 21

SEE MAP 2S 9W 29

SEE MAP 2S 9W

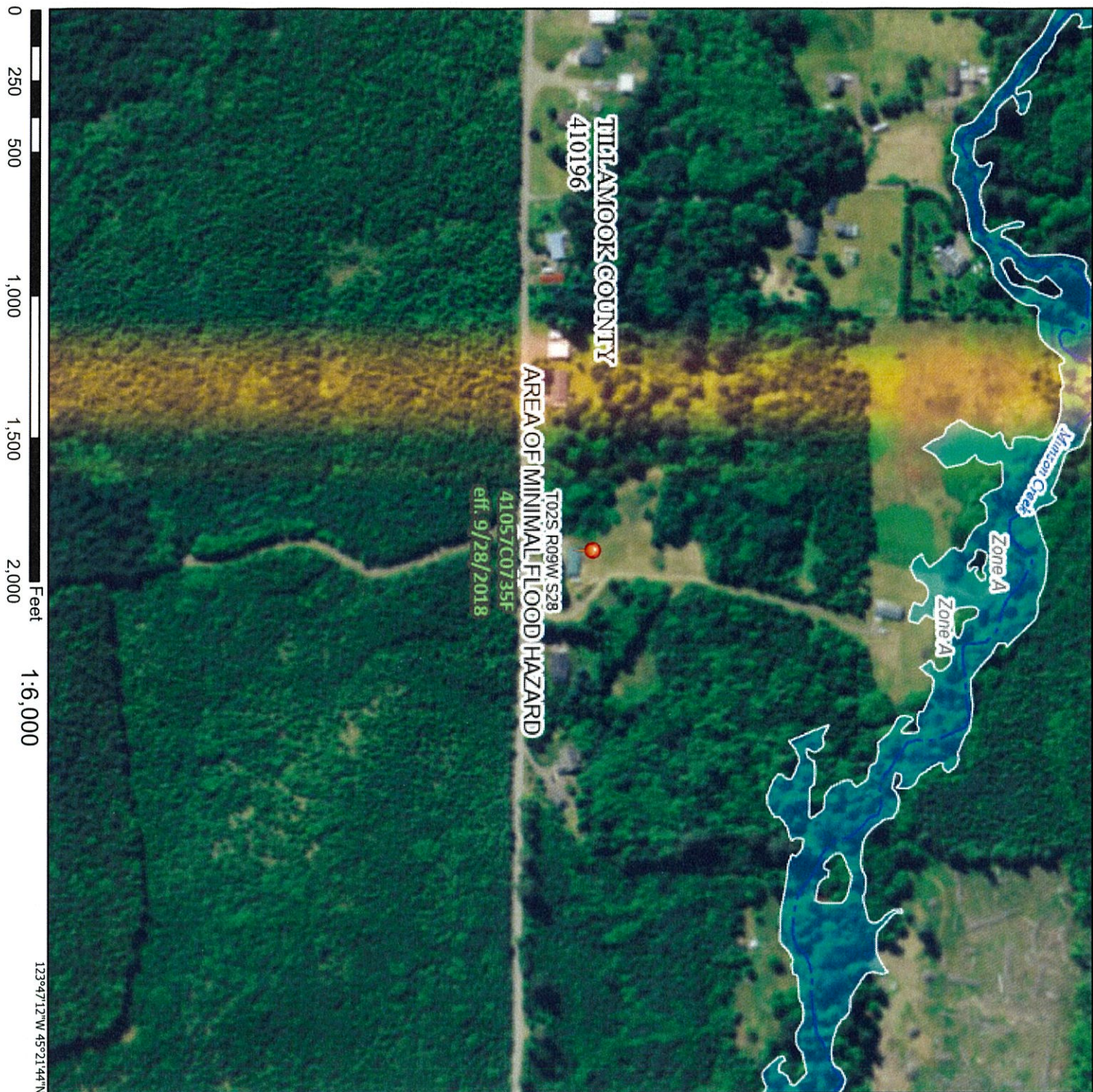
SEE MAP 2S 9W 33

02S09W28  
Revised 12/09/20, WS

# National Flood Hazard Layer FIRMette



123°47'49"W 45°22'9"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, A59 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

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 OF FLOOD HAZARD**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

**OTHER AREAS GENERAL STRUCTURES**

- Area of Undetermined Flood Hazard Zone
- 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
- 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 **10/27/2023 at 11:44 AM** 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
- 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
  - SWI Predominantly Hydric Soil Map Units
  - SWI Agate-Wirlo Soils

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 2013

1 inch = 0.04 miles

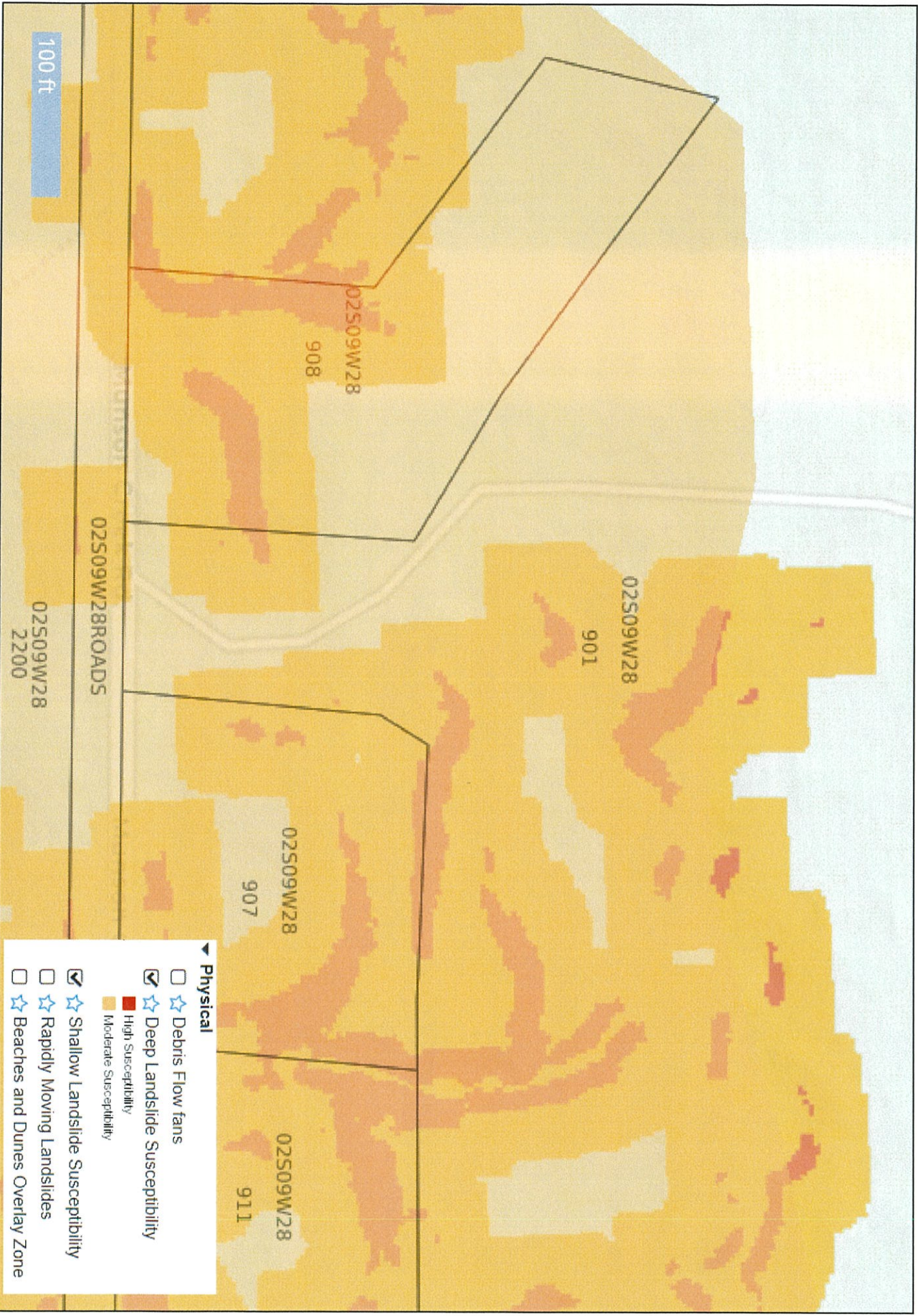
0 0.0125 0.025 0.05 0.075 0.1

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.





# Hazard Map



**Disclaimer:** The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth, or the precise location of fixed works of humans.

**Tillamook County**  
**2023 Real Property Assessment Report**  
 Account 184197

**Map** 2S09280000908  
**Code - Tax ID** 0912 - 184197

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** TUBBS, TYLER S &  
 CAMPBELL, CHRISTINE ELISABETH  
 7130 MUNSON CREEK RD  
 TILLAMOOK OR 97141

**Deed Reference #** 2021-9345  
**Sales Date/Price** 11-05-2021 / \$210,000  
**Appraiser** WHITNEY HOPKES

**Property Class** 409 MA SA NH  
**RMV Class** 409 01 AC 102

Site	Situs Address	City
1	7120 MUNSON CREEK RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0912	Land	114,630		Land	0	
	Impr	38,720		Impr	0	
<b>Code Area Total</b>		153,350	102,310	91,550	0	
<b>Grand Total</b>		153,350	102,310	91,550	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		RR-2	Market	111	1.12 AC		101,630
					OSD - AVERAGE	100			12,500
<b>Code Area Total</b>							1.12 AC		114,630

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0912	1	0	910	M S Other Improvements	105	0			6,720
	2	1979	952	Class 5, Double Wide	120	1,536		R-270744	32,000
<b>Code Area Total</b>						1,536			38,720

Exemptions / Special Assessments / Notations			
Code Area	0912		
<b>Special Assessments</b>		<b>Amount</b>	<b>Year Used</b>
■	SOLID WASTE	12.00	2023
<b>Fire Patrol</b>		<b>Amount</b>	<b>Acres</b> <b>Year</b>
■	FIRE PATROL SURCHARGE	47.50	2023
■	FIRE PATROL NORTHWEST	18.75	1.12      2023

**MS Accounts** 0912 - R-270744

**Comments** 12/22/15 Reappraised land; tabled values. WH

# **EXHIBIT B**



## PLANNING APPLICATION

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

Name: **Tyler Tubbs & Christine Campbell** Phone: **503-484-8027**

Address: **7120 Munson Creek Rd.**

City: **Tillamook** State: **OR** Zip: **97141**

Email: **tylertubbs@icloud.com**

### Property Owner

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b>
	<b>OCT 16 2023</b>
	BY: <b>Counter</b>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <b>AC</b>	
Receipt #: <b>134230</b>	
Fees: <b>\$1365</b>	
Permit No: <b>851-23 - 00047-PLNG</b>	

Request:

**Exemption for 100-ft setback requirement from resource zone. Please see attached "Request Addendum" for complete explanation**

### 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

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

### Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

### Location:

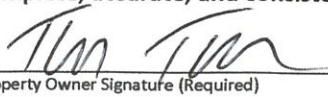
Site Address: **7120 Munson Creek Rd., Tillamook, OR 97141**

Map Number: **02S** **09W** **28S** **00908 (2S092800 00908)**  
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 **10/15/23**

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**Tillamook County - Planning Application**  
**REQUEST ADDENDUM**

Owner: Tyler Tubbs + Christine Campbell  
7120 Munson Creek Rd  
Tillamook, OR 97141

Township: 02S  
Range: 09W  
Section: 28S  
Tax Lot Number: 00908

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To whom it may concern,

We are in desperate need of rehabilitating our property at 7120 Munson Creek. We would like to replace the current manufactured home with a traditional stick-built home. When speaking with the planning dept., it was brought to our attention that the property is abutting a resource zone on all sides. With the unique shape and size of the lot, and with the prescriptive 100-ft setback, there is not an opportunity to place a dwelling without encroaching on the resource zones.

The late-70's era manufactured home was in severe disrepair when we purchased it in 2021, and was already present on the lot when the property was divided years ago (i.e. 7130 Munson Creek was established). This 100-ft setback has never been an issue up until this point. We are intentionally building the new house, essentially, on the same footprint as the current manufactured home, as to maintain the 3-bedroom layout, and requires minimal land prep. This requested exemption will return the property to a fully functional family home.

Thank you for your thoughtful consideration, we appreciate your time.

Sincere regards,

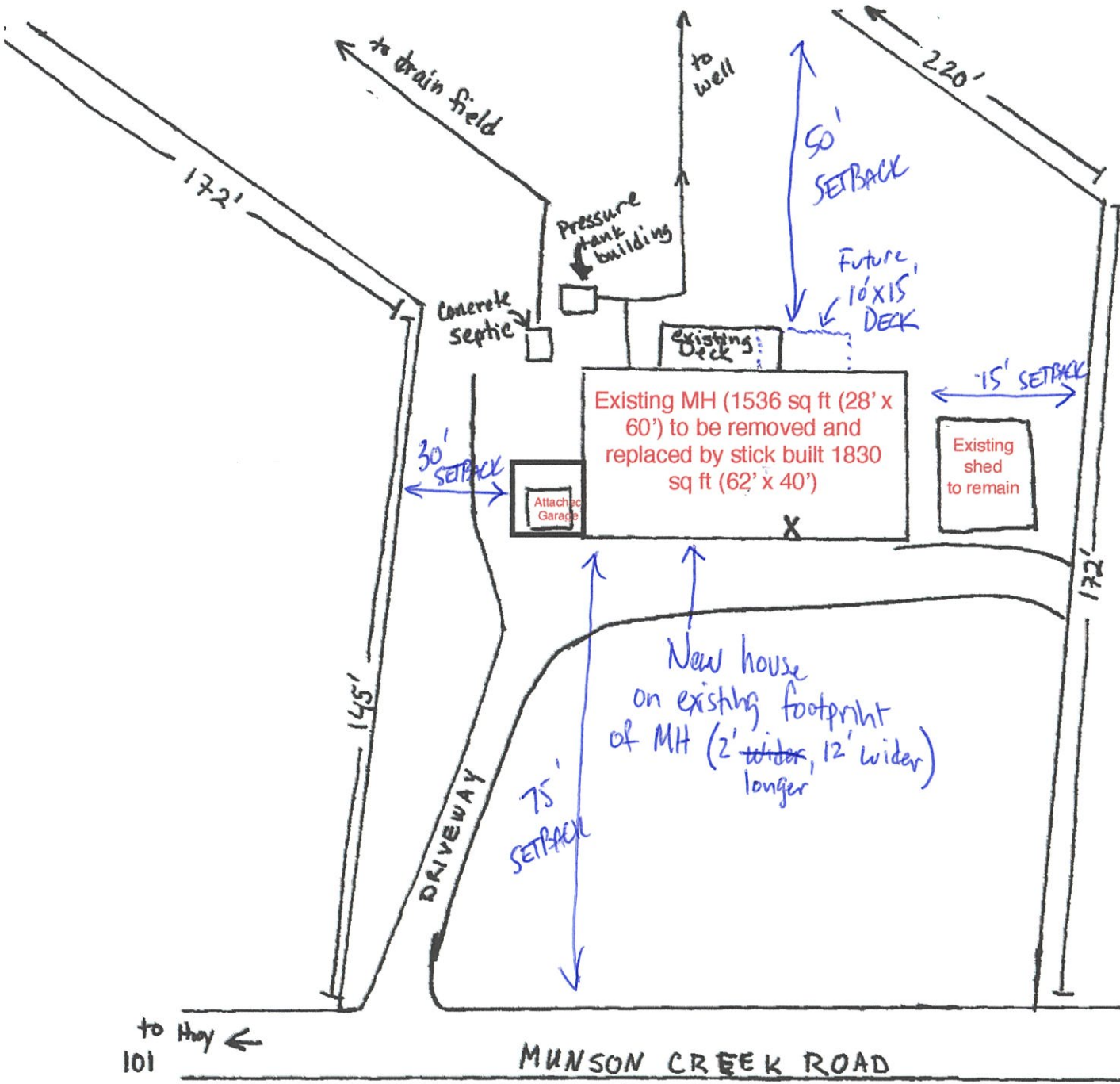
  
\_\_\_\_\_  
Tyler Tubbs

  
\_\_\_\_\_  
Christine Campbell



Owner: Tyler Tubbs &  
Christine Campbell  
7120 Munson Creek Rd

Township: 02S  
Range: 09W  
Section: 28S  
Tax Lot Number: 00908





Road

Satellite

Lot lines



Google