



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW #851-23-000554-PLNG: LONG
CORRECTED NOTICE TO AMEND SCOPE OF WORK TO REFLECT SUBMITTED
SITE PLAN AND NARRATIVE

*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: March 19, 2024

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

#851-23-000554-PLNG: A Non-Conforming Minor Review request to allow for the *alteration and expansion* of an existing non-conforming single-family dwelling, to remove *and replace a portion of the southerly* (front) portion of the single-family dwelling and add an addition of living space, garage and a second story deck to the *southernly, westerly, and northernly* (front, side, and rear) portion of the subject property. The proposed site of development is on a property within Unincorporated Tillamook County located at 5710 Holly Avenue, a County Road, and designated as Tax Lot 6700 in Section 6BC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, the property is zoned Rural Residential 2 Acres (RR-2). The applicant is Matt Long. The owners are Matthew and Anne Long. *The scope of work proposed has not changed from previous notice of application.*

Written comments received by the Department of Community Development prior to 4:00p.m. on April 2, 2024, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject 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 decision will be made no sooner than April 3, 2024.

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.tillamookcounty.gov/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 x3412 or lynn.tone@tillamookcounty.gov.

Sincerely,


Sheila Shoemaker, Land Use Planner


Sarah Absher, Director, CFM

Enc. Maps, Site Plan, Applicable Ordinance Criteria

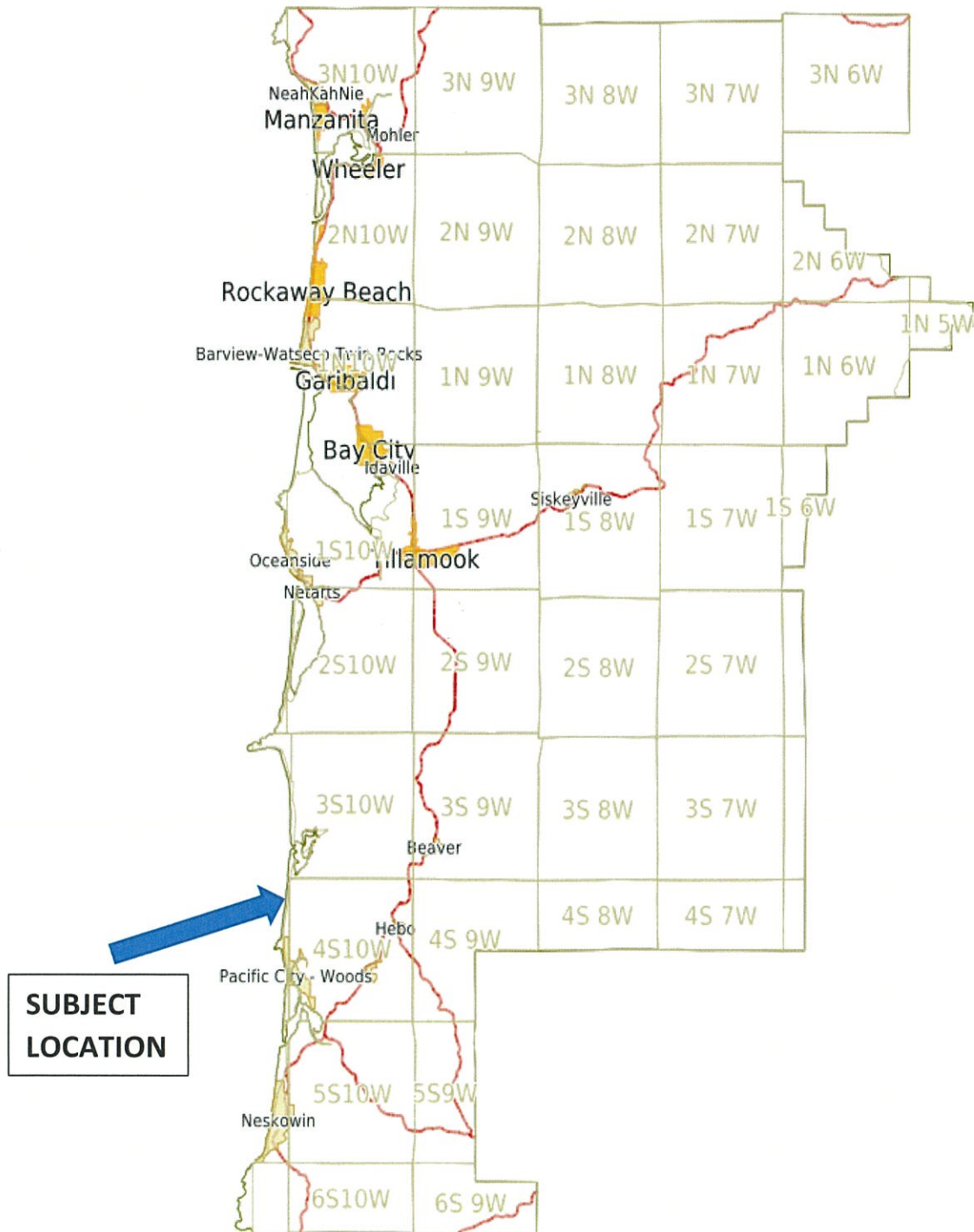
REVIEW CRITERIA

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 2. Numbers and kinds of vehicular trips to the site;
 3. Amount and nature of outside storage, loading and parking;
 4. Visual impact;
 5. Hours of operation;
 6. Effect on existing vegetation;
 7. Effect on water drainage and water quality;
 8. Service or other benefit to the use or structure provides to the area; and
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
 - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

EXHIBIT A

VICINITY MAP

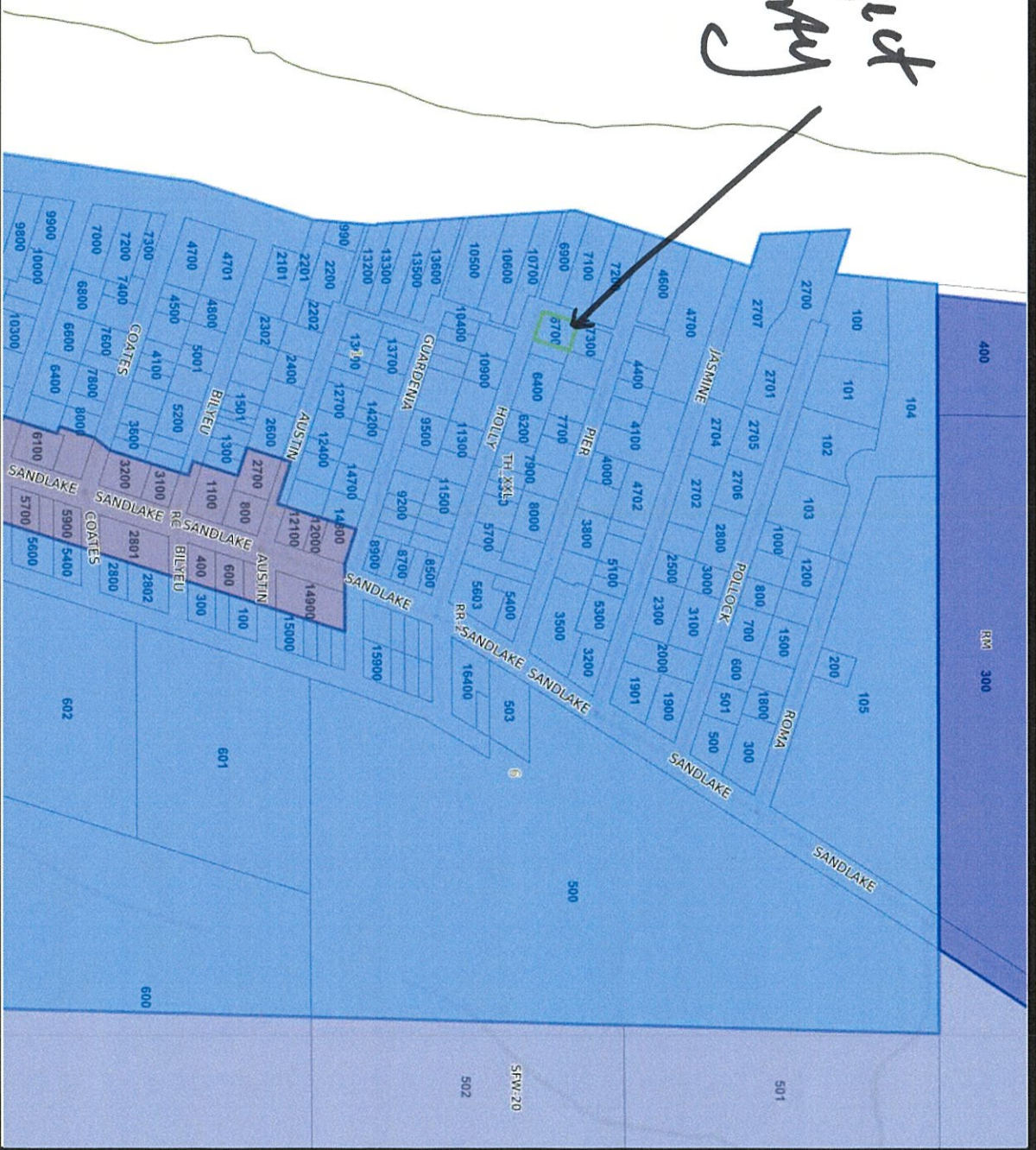


#851-23-000554-PLNG:
Long

Map



Subject Property



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



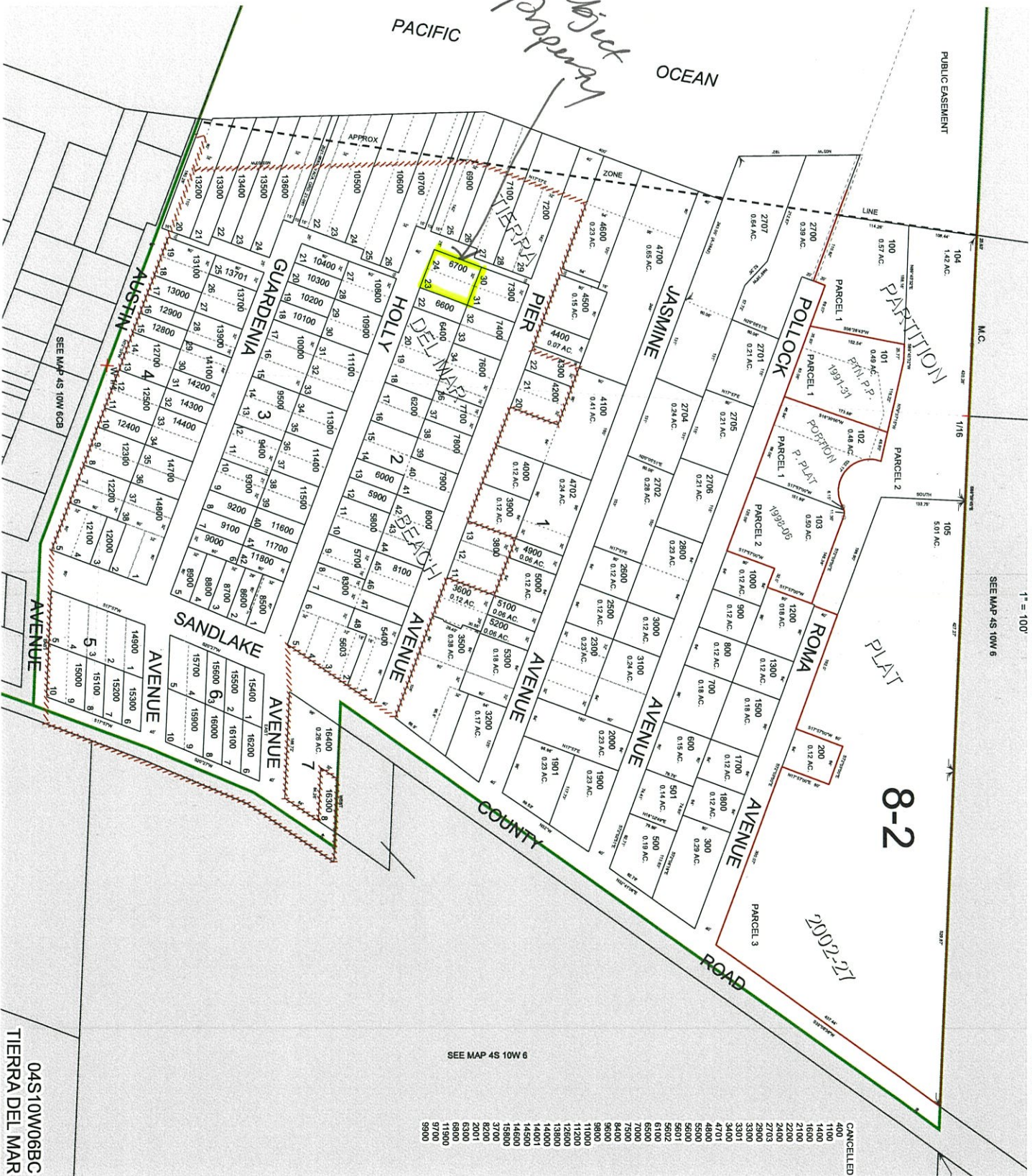
S.W. 1/4 N.W. 1/4 SEC. 6 T.4S. R. 10W. W.M. TILLAMOOK COUNTY

04S10W06BC TIERRA DEL MAR

Subject Property

PACIFIC OCEAN

PUBLIC EASEMENT



SEE MAP 4S 10W 6

SEE MAP 4S 10W 6

CANCELLED
400
1100
1400
1500
2100
2200
2400
2703
2703
2900
3300
3301
3302
4000
4800
5500
5600
5601
6100
6500
6500
7500
8400
8900
9800
11000
11200
12600
14000
14001
14500
14600
15800
3700
8200
8201
8202
8800
11900
9700
9900

04S10W06BC TIERRA DEL MAR
Revised 2/14/23, WS

Tillamook County
2023 Real Property Assessment Report
 Account 208439

Map 4S1006BC06700
 Code - Tax ID 0802 - 208439

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing LONG, MATTHEW & ANNE
 PO BOX 117
 PACIFIC CITY OR 97135

Deed Reference # 2022-3456
 Sales Date/Price 05-27-2022 / \$550,000
 Appraiser RANDY WILSON

Property Class 101 MA SA NH
 RMV Class 101 09 ST 919

Site	Situs Address	City
1	5710 HOLLY AVE	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
0802	Land	113,250		Land	0
	Impr	148,550		Impr	0
Code Area Total		261,800	106,380	106,380	0
Grand Total		261,800	106,380	106,380	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		RR-2	Market	114	0.12 AC		100,550
					OSD - AVERAGE	100			12,200
Code Area Total							0.12 AC		113,250

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0802	1	1960	138	Unique (Octagon, Dome, or A-frame)	127	655			148,550
Code Area Total						655			148,550

Exemptions / Special Assessments / Notations				
Code Area			Amount	Year Used
0802	Special Assessments			
	■ SOLID WASTE		12.00	2023
	Notations			
	■ MULTI LOT-SINGLE LOT VALUE ADDED 2014			

Comments 4/6/09 Phase 1 Desk Review-Eff. age changed per notes, updated inv.LM 8/12 Combnd. w/TL #6800 of (.06)-Acge. & values reflect chge.-(RMV & MAV) RCW 1/2013 Replacement deck, chkd. inventory and added photo. RCW 03/04/14 Reappraised land, tabled values.ef 6/11/2014 New photo of imps. RCW

National Flood Hazard Layer FIRMette

123°58'17"W 45°15'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes, *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

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

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 (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

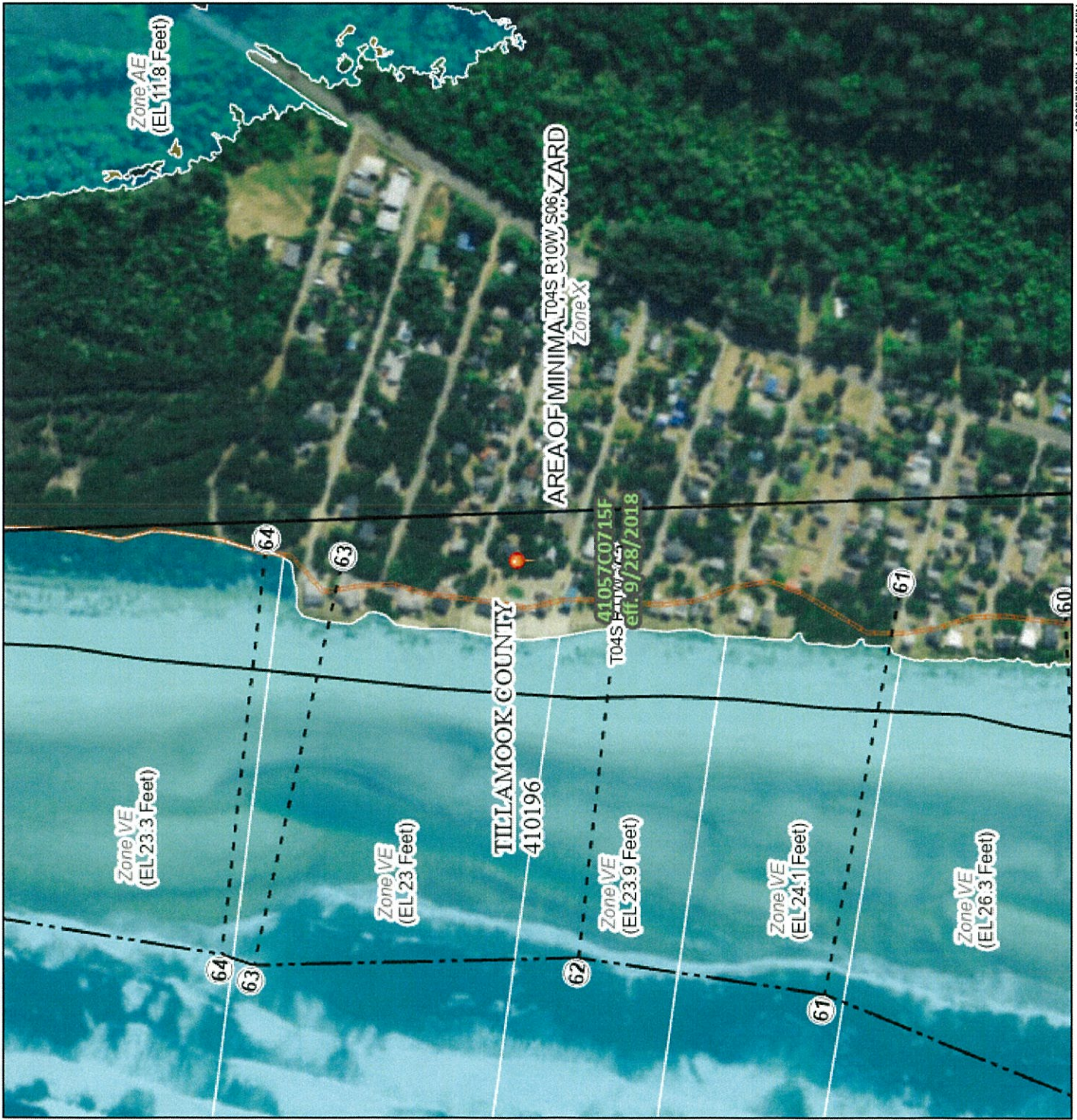
- Digital Data Available
- No Digital Data Available
- Unmapped

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 **3/11/2024 at 12:58 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.

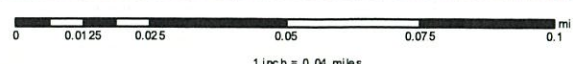


Statewide Wetlands Inventory



-  Townships
-  LWI Study Area
-  BASEDAT.DBO.NHD Point
- BASEDAT.DBO.NHDFlowline**
 -  Perennial
 -  Intermittent
 -  Ephemeral
 -  Unknown
 -  Canal/Ditch
-  BASEDAT.DBO.NHD Area
-  BASEDAT.DBO.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-Winko Soils

R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhen 2018



Date: 3/11

N



Beach and Dune Overlay Zone

- ☆ County Boundaries
-

Non-Regulatory Planning

Physical

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

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSD - Wet surge plain



Geologic Hazard Area

- ☆ 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

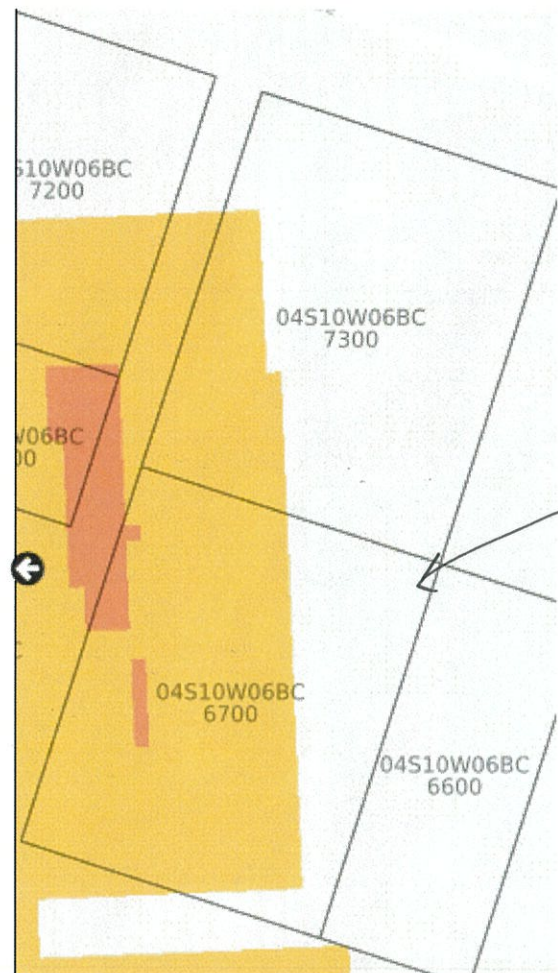


EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	DEC 08 2023
	BY: Counter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	134952
Fees:	1575.00
Permit No:	851-22-000 554 -PLNG

Applicant (Check Box if Same as Property Owner)

Name: Matt Long Phone: 503-860-3620
 Address: P.O. Box 117
 City: Pacific City State: OR Zip: 97135
 Email: long.pdx@gmail.com

Property Owner

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Request: Addition to existing property

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

Type IV

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

Location:

Site Address: 5710 Holly Ave Cloverdale, OR 97112
 Map Number: 45 10 10 BC 0700
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.

Matt Long
 Property Owner Signature (Required)

12/8/23
 Date

Applicant Signature

Date

Home owners statement/proposal

Matt and Anne Long
5710 Holly Ave
Cloverdale, Oregon 97112
Tierra Del Mar Beach
PO Box 117
Pacific City, OR 97135

The existing A-frame structure does not conform to current setback codes. The structure faces south with zero setback on the east side of the structure to the property line. The setback to the south property line/Holly Ave currently sits at 4'. Proposed construction for building an addition to the current structure will remove a front entry way from the current building, moving the setback to main structure foundation at 7' 3 1/2", with a current overhang of roof eaves at an additional 2', leaving a proposed and improved set back of 5' 3 1/2" from the county property line/Holly Ave. The intent of this proposal is to be allowed to construct an addition to the existing residential building along the existing structures south facing setback as outlined above. See provided architectural drawings for clarification.

In regards to the properties west property line bordering once again Holly Ave, as this is a corner lot with Holly Ave wrapping around the south west corner. The proposal is to build the addition to within 16' of the west property line with a 6' deck running the length of the new building off the 2nd floor and a walkway at the ground level running the length of the building, leaving a set back from county line of 10'. Holly Ave in this location has been encroached on, giving it the look and feel of a driveway more than a residential road, servicing 4 houses and is a dead end road.

Planning Application Minor Review Criteria

Matt and Anne Long
5710 Holly Ave
Cloverdale, Oregon 97112
Tierra Del Mar Beach
PO Box 117
Pacific City, OR 97135

(11) Minor review

(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

A comparison of existing use or structure with the proposed change using the following factors:

- 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;** Current use of property is residential and will continue to be used as residential. Factors listed in this section will not be altered from current use and will not have any additional impact on neighboring residences than a typical residential structure.
- 2. Numbers and kinds of vehicular trips to the site;** There will be no change to the type of vehicles or the number of trips to and from the site because the site is and will remain residential. *Will create two enclosed parking areas on property.*
- 3. Amount and nature of outside storage, loading and parking;** There will be no change to the amount of outside storage, loading and parking because the site is and will remain residential.
- 4. Visual impact;** Neighboring properties visual impact will be minimal. Neighboring properties with a beach view will be unchanged as the site is not beach front property. Building height will be within the permitted maximum height of residential properties for this location.
- 5. Hours of operation;** Hours of operation will not be changed because the site is and will remain residential.
- 6. Effect on existing vegetation;** Effects on existing vegetation will be minimal with removal of approximately 7 trees (1 @ 12" diameter, 3 @ 7" diameter, 3 @ 5.5" diameter) out of a stand of 19 trees. *Plan to revegetate with beach grass.*
- 7. Effects on water drainage and water quality;** Effects on water drainage and water quality will be unchanged as site is currently residential and will remain residential. Current

structure utilizes Tierra Del Mar Water Company and will continue to do so. Water drainage will conform to all residential codes that apply to the site and as dictated by the Beach and Dune Hazard Report. *Splash pads will be used to mitigate effects of storm water.*

8. **Service or other benefit the use of the structure provides to the area;** The site will continue to be residential while improving the livability of the current structure for the current residence who are permanent full-time residents.
9. **Other factors relating to conflicts or incompatibility with the character or needs of the area;** There are no foreseen conflicts or incompatibility with the character or needs of the area as site is currently residential and will remain residential.

The character and history of the use and of development in the surrounding area.

The character and history of the use and of development in the surrounding area is predominately residential throughout the Tierra Del Mar Beach area.

(b) The request shall maintain a minimum separation of six feet between structures and comply with the clear vision area of section 4.010.

The proposed structure will have no detached permanent structures, thus complying with six feet of separation between structures. The proposed structure is located on a corner lot of the county road, Holly Ave. *In this location the lead has been encroached on, giving it the look and feel of a driveway more than a residential road, servicing 4 houses and is a dead end. In our opinion, the proposed structure will not create any unsafe driving or pedestrian conditions. For details of compliance with the clear vision area of section 4.010. see provided architectural drawings.*

Sheila Shoemaker

From: Matthew Long <long.pdx@gmail.com>
Sent: Monday, March 18, 2024 3:33 PM
To: Sheila Shoemaker
Subject: EXTERNAL: Re: Nonconforming Review - 851-23-000554-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Per your request here is a legend for the numbers and letters on the drawings. Our architect explained these are grid lines indicating existing and proposed exterior foundation lines.

A to A = Existing building north wall foundation
B to B = Existing building south wall foundation
C to C = Existing concrete pad entryway and overhang
D to D = Proposed north wall foundation
E to E = Proposed west edge of outdoor walkway on ground level and west edge of deck on 2nd floor

1 to 1 = Existing east wall foundation
2 to 2 = Existing west wall foundation
3 to 3 = Proposed addition east wall foundation from grid line A to D
4 to 4 = Proposed addition west wall foundation

On Mon, Mar 18, 2024 at 12:58 PM Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov> wrote:

Good afternoon Matt,

Thank you for taking my call today. As discussed, I've been assigned the review and need additional information pertaining to the attached site plan. Please indicate what the letters and numbers are representing as the legend does not have these listed. Also, due to the original notification letter listing the orientation (north/east/south/west) incorrectly the request will need to be re-noticed allowing for public comment. To be transparent with time lines one the re-noticed is mailed, there is a 14 day appeal waiting period. A decision will not be rendered until the 15th day. Once the decision is rendered there is a 12 day decision waiting period.

Sincerely,