



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*

**NON-CONFORMING MINOR REVIEW #851-23-000554-PLNG: LONG**

*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: January 29, 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 expansion of an existing non-conforming single-family dwelling, to remove a western (front) portion of the single-family dwelling and add an addition of living space, garage and a second story deck to the north westerly (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

Written comments received by the Department of Community Development prior to 4:00p.m. on February 12, 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 February 13, 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](mailto: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**

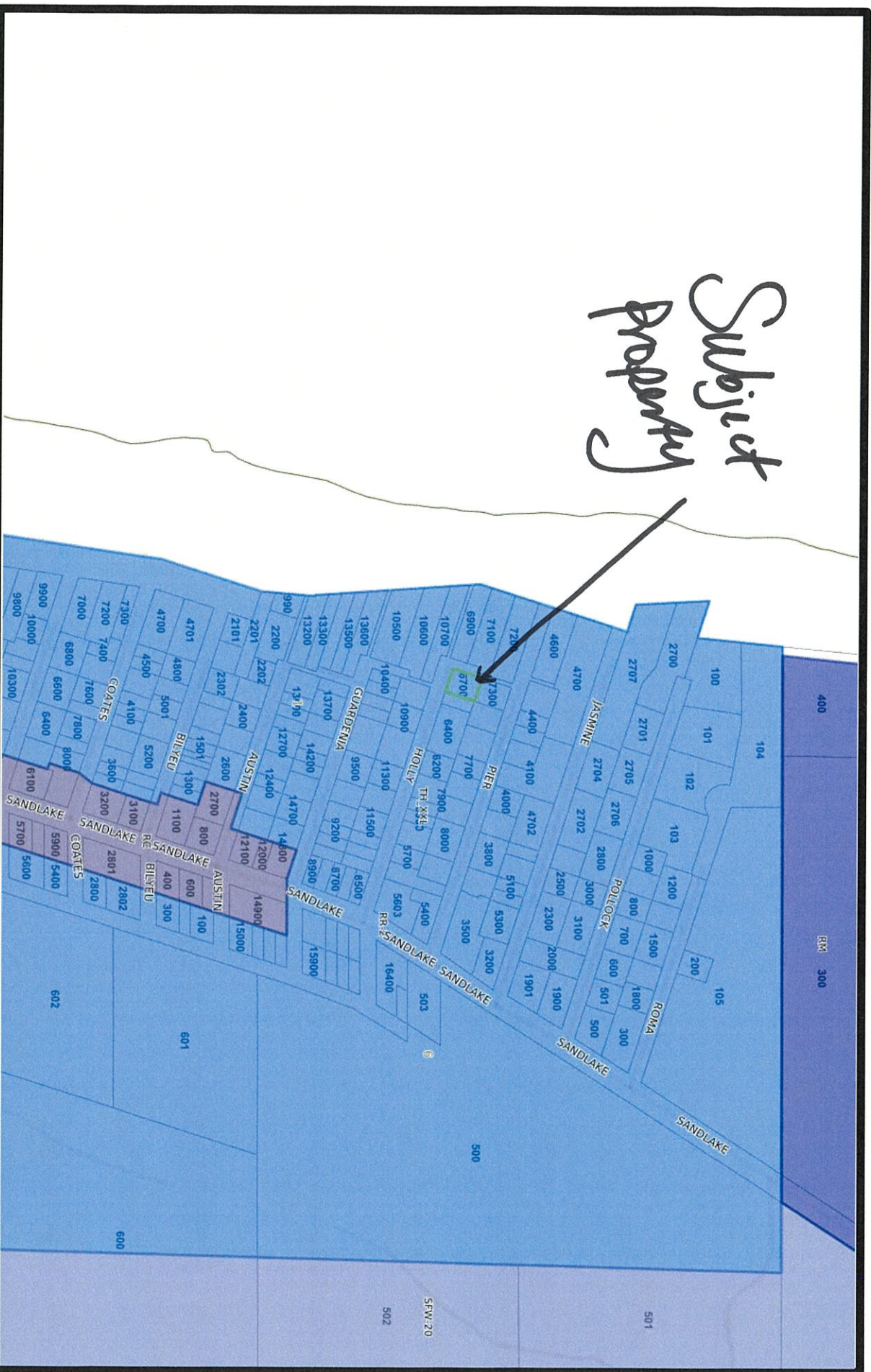
- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure 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**

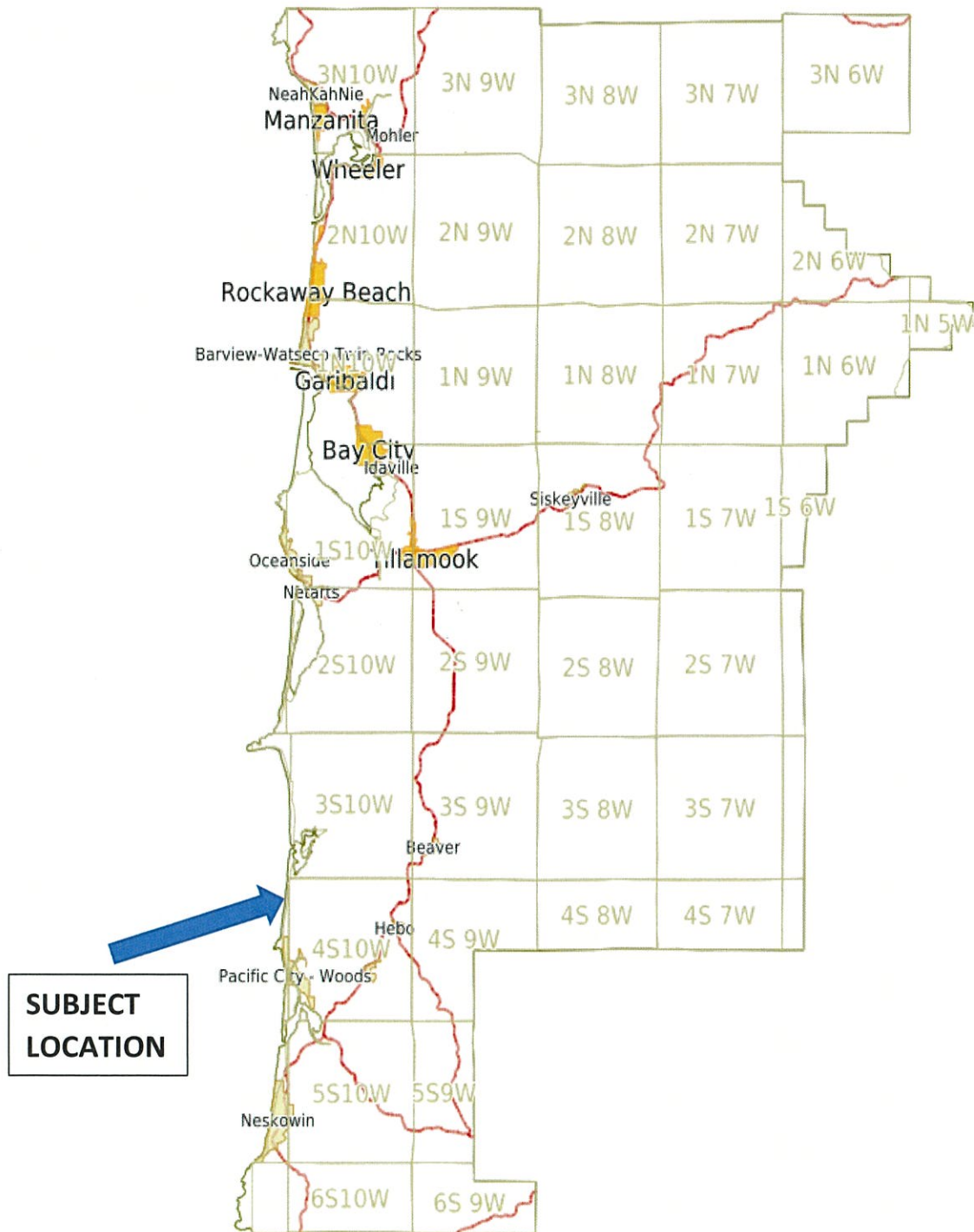
# Map



*Subject Property*



# VICINITY MAP



#851-23-000554-PLNG:

Long

**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

Code Area		RMV	MAV	AV	RMV Exception	CPR %
0802	Land	113,250		Land	0	
	Impr	148,550		Impr	0	
<b>Code Area Total</b>		<b>261,800</b>	<b>106,380</b>	<b>106,380</b>	<b>0</b>	
<b>Grand Total</b>		<b>261,800</b>	<b>106,380</b>	<b>106,380</b>	<b>0</b>	

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

Code Area	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
<b>Code Area Total</b>					<b>655</b>		<b>148,550</b>

Exemptions / Special Assessments / Notations			
<b>Code Area</b>	0802		
<b>Special Assessments</b>		<b>Amount</b>	<b>Year Used</b>
▪ SOLID WASTE		12.00	2023
<b>Notations</b>			
▪ 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

# **EXHIBIT B**



## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> DEC 08 2023 BY: <u>Counte</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<u>MJ</u>
Receipt #:	<u>134952</u>
Fees:	<u>1575.00</u>
Permit No:	<u>851-23-000-554-PLNG</u>

**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 103C 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.**

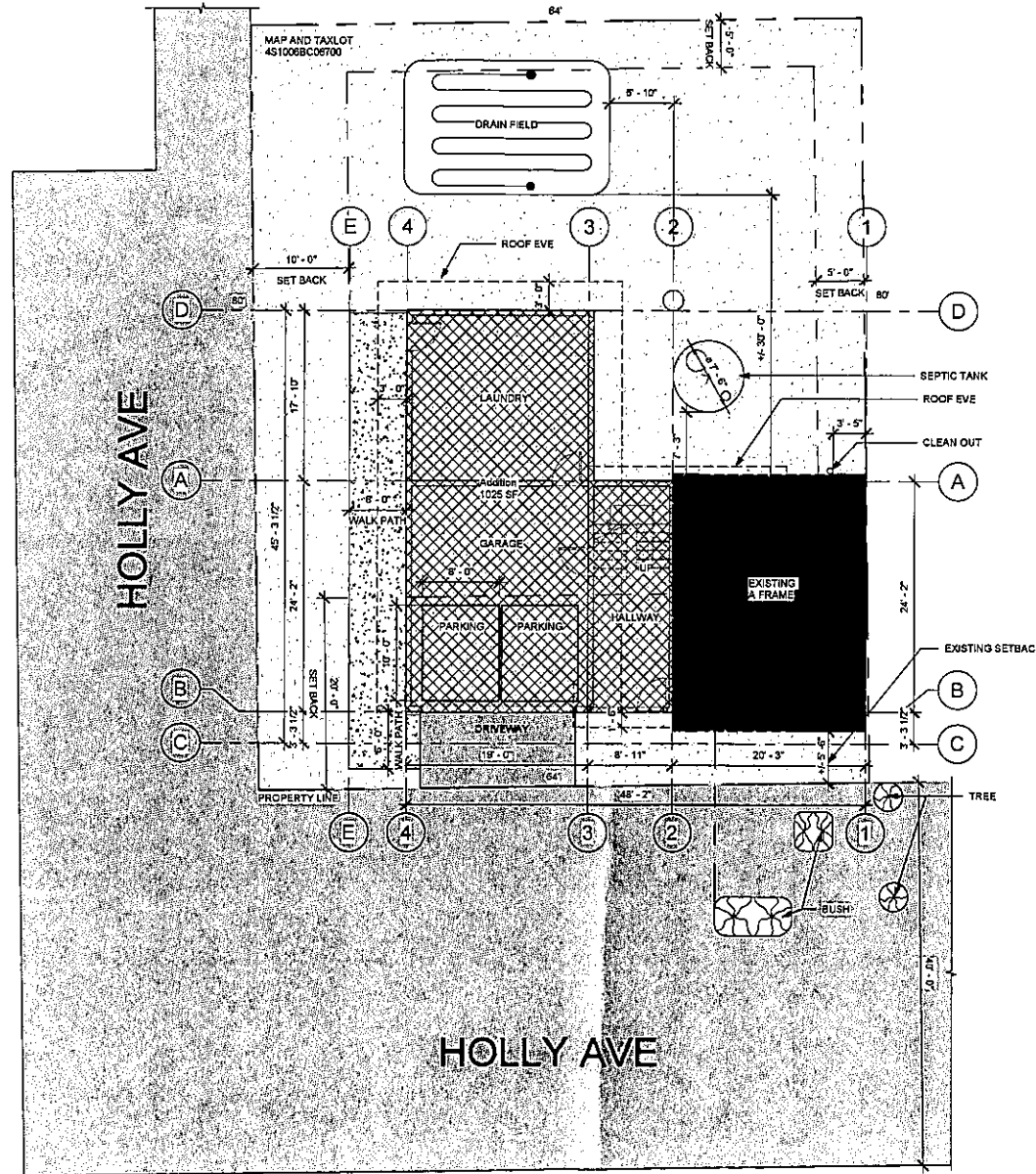
The proposed structure will have no detached permanent structures, thus complying with six feet of separation between structures. The proposed structure is located on a corner lot of the county road, Holly Ave. *In this location the Holly Ave* has been encroached on, giving it the look and feel of a 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.

11/8/2023 4:11:42 PM

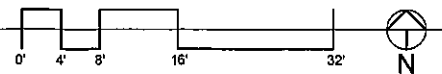
1 2 3 4 5  
A B C D

### SITE PLAN - LEGEND

- PROPERTY LINES ————
- REQUIRED SET BACK - - - - -
- ROOF EAVE ABOVE - - - - -
- EXISTING BUILDING ■
- PROPOSED ADDITION ☒



1 SITE PLAN  
1/8" = 1'-0"



A FRAME ADDITION

MATT AND ANNE LONG  
5710 HOLLY AVE,  
CLOVERDALE, OREGON 97112

Project Number	003
Date	11.07.2023
Drawn By	Author
Checked By	Checker
Scale	As indicated

SITE PLAN

# A2.0