



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
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

**CONDITIONAL USE REVIEW REQUEST #851-24-000033-PLNG:
Slavens – Single-family dwelling not associated with an active business.**

*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:

#851-24-000033-PLNG: A Conditional Use request for the placement of a single-family dwelling not associated with an active business, on a property within Unincorporated Tillamook County located at 20000 Blaine Road, a County Road, and designated as Tax Lot 1000 in Section 29CB of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Community Commercial (CC). The applicant is Lucas Slavens. The property owners are Lucas and Sarah Slavens.

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. A decision will be rendered no sooner than the next business day, February 13, 2024.

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.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. Applicable Ordinance Criteria, Maps
#851-24-000033-PLNG - Slavens

REVIEW CRITERIA

TCLUO ARTICLE VI:

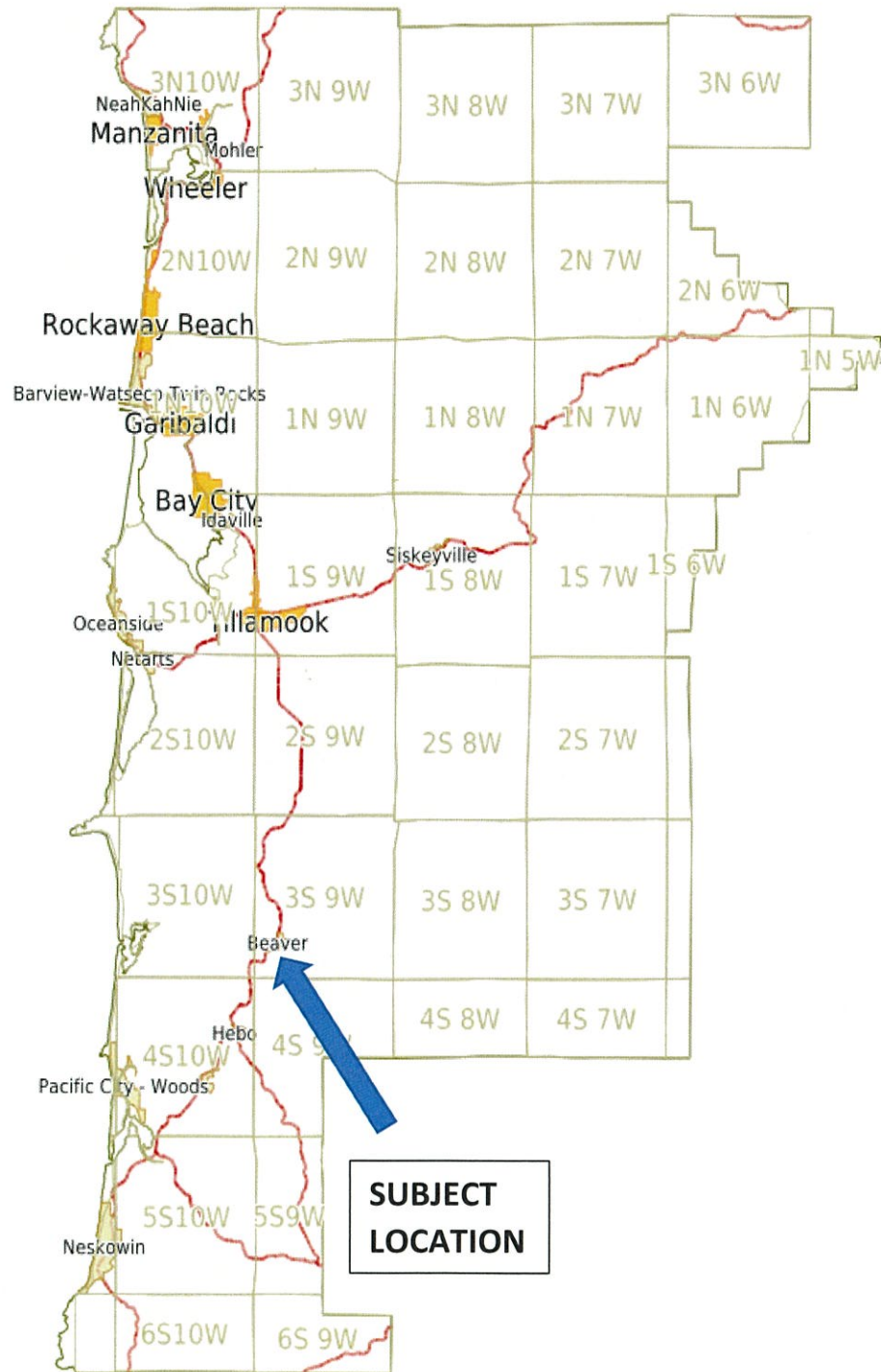
SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

EXHIBIT A

VICINITY MAP



#851-24-000033-PLNG:
Slavens

Map



Tillamook County
2023 Real Property Assessment Report
 Account 214379

Map	3S0929CB01000	Tax Status	Assessable	
Code - Tax ID	0805 - 214379	Account Status	Active	
		Subtype	NORMAL	
Legal Descr	See Record			
Mailing	SLAVENS, LUCAS & SARAH 30555 BLAINE RD BEAVER OR 97108	Deed Reference #	2023-2796	
		Sales Date/Price	06-29-2023 / \$50,000	
		Appraiser	ROBERT BUCKINGHAM	
Property Class	129	MA	SA	NH
RMV Class	109	06	ST	601

Site	Situs Address	City
1	20000 BLAINE RD	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0805	Land	84,280	Land	0	
	Impr	2,720	Impr	0	
Code Area Total	87,000	42,350	42,350	0	
Grand Total	87,000	42,350	42,350	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0805					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		CC	Market	113	0.06 AC		71,280
					OSD - AVERAGE	100			12,500
Code Area Total							0.06 AC		84,280

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0805	1	1959	910	M S Other Improvements	110	0			950
	2	1959	354	HAY COVER	110	840			1,770
Code Area Total							840		2,720

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
0805	■ SOLID WASTE	12.00	2023

Contig Accts 260265

MS Accounts 0805 - P-260265

Comments 8/2/06 Reviewed zoning. Changed PCA. KF
 02/01/11 - Reappraisal, updated inventory - tabled values, KL
 01/19/17 - Reappraised land; tabled values. RBB

EXHIBIT B



1345

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 135505	
Fees: 1305.7	
Permit No: 851-24-000033-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: LUCAS SLAVENS Phone: 503 812 6975

Address: Box 20000 Blaine Rd

City: BEAVER State: OR Zip: 97108

Email: lucasslavens@gmail.com

Property Owner

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Request: Conditional Use Replace Residential with Residential on Commercial 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: 20000 BLAINE RD BEAVER OR

Map Number: 35 9 2903 1000

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)

[Handwritten Signature]

Date

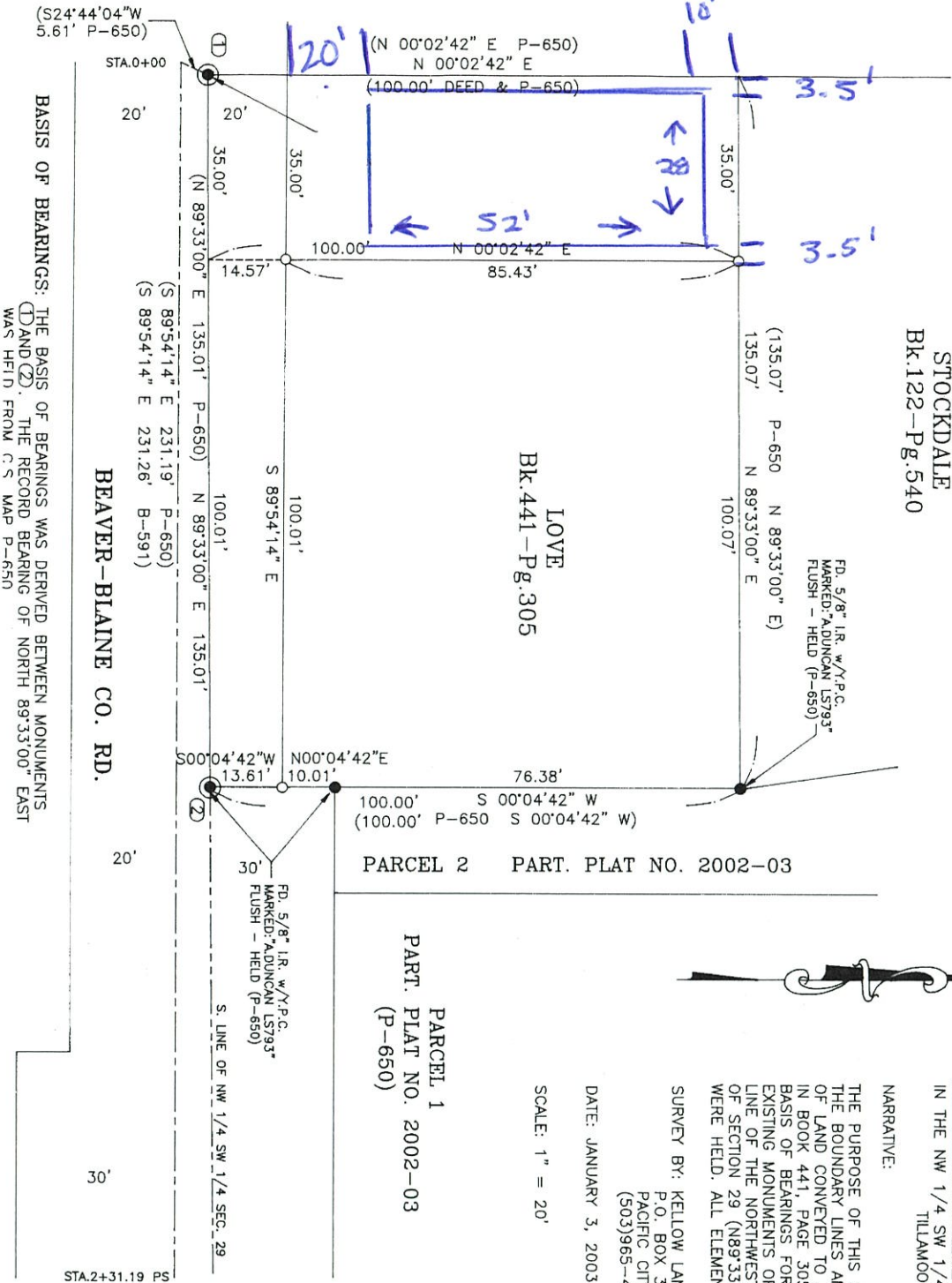
01-12-2024

Applicant Signature

Date

STOCKDALE
Bk.122-Pg.540

LOVE
Bk.441-Pg.305



BASIS OF BEARINGS: THE BASIS OF BEARINGS WAS DERIVED BETWEEN MONUMENTS
D AND C. THE RECORD BEARING OF NORTH 89°33'00" EAST
WAS HELD FROM C.S. MAP P-650

BEAVER-BLAINE CO. RD.

PARCEL 2 PART. PLAT NO. 2002-03

PARCEL 1
PART. PLAT NO. 2002-03
(P-650)



DATE: JANUARY 3, 2003
SCALE: 1" = 20'

SURVEY BY: KELLOW LAND SURVEYING LLP
P.O. BOX 335
PACIFIC CITY, OR 97135-0335
(503)965-4664

SURVEY FOR JOHN LOVE
IN THE NW 1/4 SEC. 29, T. 3 S., R. 9 W. W.M.,
TILLAMOOK COUNTY, OREGON

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO LOCATE, OR ESTABLISH, THE BOUNDARY LINES AND CORNERS FOR THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN AND MARY LOVE BY DEED RECORDED IN BOOK 441, PAGE 305, TILLAMOOK COUNTY RECORDS. THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED ACROSS EXISTING MONUMENTS OF RECORD LOCATED ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 (N89°33'00" E P-650). ALL FOUND MONUMENTS WERE HELD. ALL ELEMENTS OF THE SUBJECT DEED WERE HELD.

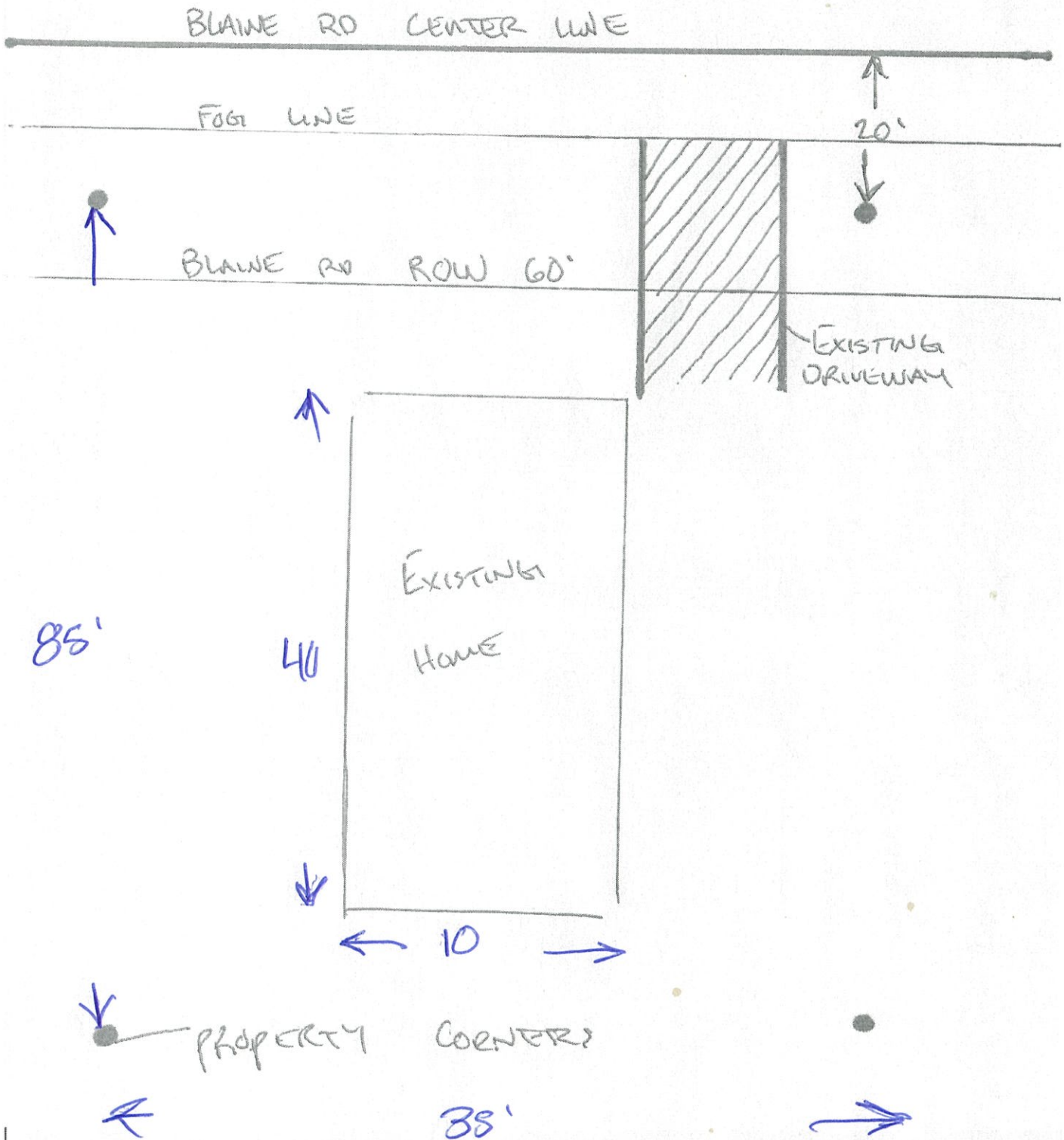
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas H. Kellow
OREGON
February 3, 1983
DOUGLAS H. KELLOW
2027
Renewal: 06/29/03

LEGEND:

- - FOUND MONUMENT (AS NOTED)
- - SET 5/8" X 30" I.R. W/Y.P.C. MARKED: "KELLOW PLS 2027"
- (XXX) - RECORD DATA AS NOTED
- I.R. - IRON ROD
- Y.P.C. - YELLOW PLASTIC CAP



20000 BLAINE RD



SMALL LOT REQUIREMENTS

③ STRUCTURE IS LESS THAN 50% LOT
SIZE $85 \times 35 = 2,975$
STRUCTURE $28 \times 52 = 1,456$

④ FRONT & REAR SET BACKS EQUAL 30'

⑤ USING 10% SIDE YARD SETBACKS
NEIGHBORING STRUCTURES WILL BE
> 6' (WEST 70', EAST 35')

CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all of the following applicable criteria are satisfied.

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

CONDITIONAL USE REVIEW CRITERIA

① YES

② YES

③ YES, THE PROPOSED STRUCTURE FITS THE LOT SIZE WITHIN COMPLIANCE OF ALL SETBACK REQUIREMENTS, THE PROPOSAL IS CONSISTENT WITH OTHER PROPERTIES IN THIS LOCATION. FLAT TOPOGRAPHY MAKES PROPOSAL EASY TO ACCOMPLISH. AND PROPOSAL WOULD BE AN IMPROVEMENT TO SITE.

④ THE PROPOSED USE WILL NOT ALTER THE SURROUNDING AREA. IT WILL HAVE NO NEGATIVE IMPACT ON NEIGHBORING PROPERTIES, TRAFFIC, AND ALL PARKING WILL BE ON SITE. THE PROPOSAL WILL NOT PREVENT THE USE OF SURROUNDING PROPERTIES.

⑤ THE PROPOSAL WILL NOT HAVE ANY DETRIMENTAL EFFECTS ON ANY EXISTING ENERGY SYSTEMS

⑥ YES, SEE FILE FOR ALL APPROVED PUBLIC FACILITIES

Sheila Shoemaker

From: lucas slavens <lucasslavens@gmail.com>
Sent: Sunday, January 28, 2024 4:02 PM
To: Sheila Shoemaker
Subject: EXTERNAL: Re: Conditional Use - 851-24-000033-PLNG - 20000 Blaine Road
Attachments: image001.png

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

Single family, thx

On Fri, Jan 26, 2024, 9:23 AM Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov> wrote:

Good morning Lucas,

I've been assigned your Conditional Use Review and need some clarification. Your application request is to replace residential with residential. Please confirm if the replacement will be for a single family dwelling or a two family dwelling.

Sincerely,



Sheila Shoemaker | Land Use Planner

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x 3123

Sheila.Shoemaker@tillamookcounty.gov

***Please make note: NEW EMAIL ADDRESS effective immediately.**

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.