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*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REQUEST #851-24-000203-PLNG:  
LIGHT / TAYLOR – Single-family dwelling**

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

August 30, 2024

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 August 30, 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.co.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.

**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 September 11, 2024**. Unless appealed, the effective date of this decision shall be August 30, 2024.

**Request:** A Conditional Use request for the placement of a single-family dwelling not associated with an active business in the Rural Commercial Zone (RC).

**Location:** The subject property is within subdivision Tierra Del Mar Beach, Unincorporated Tillamook County, north of Pacific City / Woods, on the corner of Sandlake Road and Guardenia Avenue, County Roads, and designated as Tax Lot 14900 in Section 6BC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Rural Commercial Zone (RC)

**Applicant:** Kalli Light with Relevant Building CO, 15903 Park Place CT, Oregon City, OR 97045

**Property Owner:** Robert Taylor, 22675 SW Vermillion DR, Tualatin, OR 97062

**CONDITIONS OF APPROVAL**

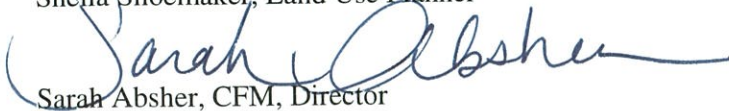
Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a Consolidated Building/Zoning Permit from the Tillamook County Department of Community Development.
3. A site plan, drawn to scale, illustrating the proposed development, parking and required setbacks, shall be provided at the time of Consolidated Building/Zoning Permit.
4. Development of the property shall conform to the applicable development standards outlined in TCLUO Section 3.020: Rural Commercial Zone (RC).
5. Development shall comply with the applicable requirements and standards of TCLUO Section 3.530: Beach and Dune Overlay Zone (BD). A Dune Area Development Permit will be required for the proposed development of a single-family dwelling.
6. The applicant/property owner shall obtain an approved Road Approach Permit from Tillamook County Public Works. A copy of this approved approach shall be provided at time of Consolidated Building/Zoning Permit approval.
7. The applicant/property owner shall submit updated letters from Tierra Del Mar Water Company and Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit application submittal.
8. The applicant shall provide evidence of permit approval for an on-site sanitation system prior to Consolidated Building/Zoning Permit submittal.
9. This approval shall be void on August 30, 2026, unless construction 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





*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REQUEST #851-24-000203-PLNG:  
LIGHT / TAYLOR – Single-family dwelling**

**STAFF REPORT**

**Staff Report Date:** August 30, 2024

**Report Prepared By:** Sheila Shoemaker, Land Use Planner

SS.

**I. GENERAL INFORMATION:**

**Request:** A Conditional Use request for the placement of a single-family dwelling not associated with an active business in the Rural Commercial Zone (RC) (Exhibit B).

**Location:** The subject property is within subdivision Tierra Del Mar Beach, Unincorporated Tillamook County, north of Pacific City / Woods, on the corner of Sandlake Road and Guardenia Avenue, County Roads, and designated as Tax Lot 14900 in Section 6BC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

**Zone:** Rural Commercial Zone (RC) (Exhibit A).

**Applicant:** Kalli Light with Relevant Building CO, 15903 Park Place CT, Oregon City, OR 97045

**Property Owner:** Robert Taylor, 22675 SW Vermillion DR, Tualatin, OR 97062

**Property Description:** The subject property is approximately 0.15 acres in size (Exhibit A), relatively flat, vegetated with trees, grasses and shrubs and is unimproved (Exhibit A).

The subject property is not located within area of special flood hazard per FEMA Firm #41057C0715F dated September 28, 2018, there is no wetland, other mapped natural features and it is not within a Geologic Hazard Area (Exhibit A).

The subject property is identified as being in a Younger Stabilized Dune as detailed in the DOGAMI Open File Report O-20-04 (Exhibit A).

The subject property is zoned Rural Commercial Zone (RC) as depicted on the zoning map included in 'Exhibit A'. The applicant is proposing the placement of single-family dwelling not associated with an active business, which is a use subject to Conditional Use review and approval in the RC zone (Exhibit B).

**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. **TCLUO Section 3.020: Rural Commercial Zone (RC)**
- B. **TCLUO Section 3.530: Beach and Dune Overlay Zone (BD)**
- C. **Article VI: Conditional Use Procedures and Criteria**

**III. ANALYSIS:**

**A. TCLUO Section 3.020: Rural Commercial Zone (RC)**

*PURPOSE: The purpose of the RC zone is to permit a moderate level of commercial activities to serve the commercial needs of rural areas, and tourist areas. Commercial uses in the RC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the RC zone because it:*

**1. Section 3.022(3)(h) Uses Permitted Conditionally**

- ...
- (h) *One-family dwelling,*
- ....

**Findings:** Staff finds that conditional use approval is required for the replacement of a single-family dwelling.

**B. TCLUO Section 3.530: Beach and Dune Overlay Zone (BD)**

**Findings:** The subject property is located in a Beach and Dune Overlay Zone (BD), an area of Younger Stabilized Dune as detailed in the DOGAMI Open File Report O-20-04 (Exhibit A).

A Dune Area Development Permit will be required for the proposed development of a single-family dwelling.

A Condition of Approval can be made to require demonstration of compliance with the provisions of TCLUO Section 3.530: Beach and Dune Hazard Overlay Zone (BD) at the time of consolidated Building/Zoning Permit application submittal.

**C. 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 published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property.

**Findings:** Notice of the Conditional Use request was mailed to property owners within 250-feet and affected agencies on May 24, 2024. Comments were received by Tillamook County Public Works stating they have no objection to the Conditional Use and the use would require a road approach



application (Exhibit C). A Condition of Approval has been made to obtain an approved Road Approach Permit from Tillamook County Public Works. No other comments were 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 is proposing the placement of a single-family dwelling not associated with an active business. As stated above, the use is permitted conditionally in the Rural Commercial Zone (RC) (Exhibit B).

Staff concludes this criterion is met.

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

**Findings:** The Applicant's submittal states the proposal is consistent with the goals outlined in the Comprehensive Plan (Exhibit B).

The TCLUO is an implementing document of the Tillamook County Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance can be presumed to be consistent with the Tillamook County Comprehensive Plan.

Staff concludes this criterion is met.

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

**Findings:** The Applicant states *the lot shares consistent size, shape, topography and natural features to the neighboring residential lots* (Exhibit B).

The subject property is approximately .15 acres in size and demonstrates on the proposed site plan to have adequate area to support the proposed dwelling (Exhibit B). As mentioned above the subject property is in a Beach and Dune Overlay Zone (BD) subject to TCLUO Section 3.530.

The proposed development maintains adequate access by abutting County Roads (Exhibit A). Applicant's site plan shows adequate setbacks and off-street parking to be contained within the boundaries of the subject property (Exhibit B).

Staff concludes that this criterion can be met through the 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:** The Applicant states that the proposed *residential use would suit this lot well* (Exhibit B).

Properties to the south and west of the subject property are zoned the same Rural Commercial Zone (RC) and consist of single-family dwellings. Neighboring properties to the north and east are also Rural Residential 2 Acre Zoned (RR-2) and are improved with single-family dwellings.

Staff finds the surrounding properties consist of residential use in nature and the proposed placement

of the single-family dwelling will be contained within the boundaries of the property (Exhibit A). Staff concludes this criterion is 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 the proposed use will have no effect on existing solar energy systems, wind, energy conversion systems or windmills (Exhibit B). Staff did not identify any solar energy systems, wind energy conversion systems or windmills in the area.

Staff conclude this criterion is 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:** Applicant is proposing the placement of a single-family dwelling. The Applicant states *the proposed home will utilize the existing facilities in the area, which are already built to accommodate neighboring single-family homes* (Exhibit B). Applicants submitted a copy of the subject properties sanitation approval from Tillamook County Onsite Sanitation dated September 17, 2008, an availability letter from Tierra Del Mar Water Company dated April 8, 2022, and a Fire review approval from Nestucca Rural Fire Protection District dated November 13, 2023 (Exhibit B).

Long-established existing public facilities and services in this area include Nestucca Rural Fire District, Tillamook County Sheriff and Tillamook County Public Works, Tierra Del Mar Water Company and Tillamook People's Utility District (PUD).

Given the existence of public services and facilities in the area in relation to the proposed construction of a single-family dwelling not associated with an active business. Staff finds the proposed use is timely and any requirements for service provider letters can be required through Conditions of Approval. Any sanitary needs can be accomplished through permitting for an onsite wastewater treatment system as reflected in the Conditions of Approval listed below.

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

#### IV. **DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, that the applicant has satisfied/or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

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 before **4:00 PM on September 11, 2024.**



**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, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a Consolidated Building/Zoning Permit from the Tillamook County Department of Community Development.
3. A site plan, drawn to scale, illustrating the proposed development, parking and required setbacks, shall be provided at the time of Consolidated Building/Zoning Permit.
4. Development of the property shall conform to the applicable development standards outlined in TCLUO Section 3.020: Rural Commercial Zone (RC).
5. Development shall comply with the applicable requirements and standards of TCLUO Section 3.530: Beach and Dune Overlay Zone (BD). A Dune Area Development Permit will be required for the proposed development of a single-family dwelling.
6. The applicant/property owner shall obtain an approved Road Approach Permit from Tillamook County Public Works. A copy of this approved approach shall be provided at time of Consolidated Building/Zoning Permit approval.
7. The applicant/property owner shall submit updated letters from Tierra Del Mar Water Company and Nestucca Rural Fire District confirming service availability at time of Consolidated Building/Zoning Permit application submittal.
8. The applicant shall provide evidence of permit approval for an on-site sanitation system prior to Consolidated Building/Zoning Permit submittal.
9. This approval shall be void on August 30, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

**VI. EXHIBITS**

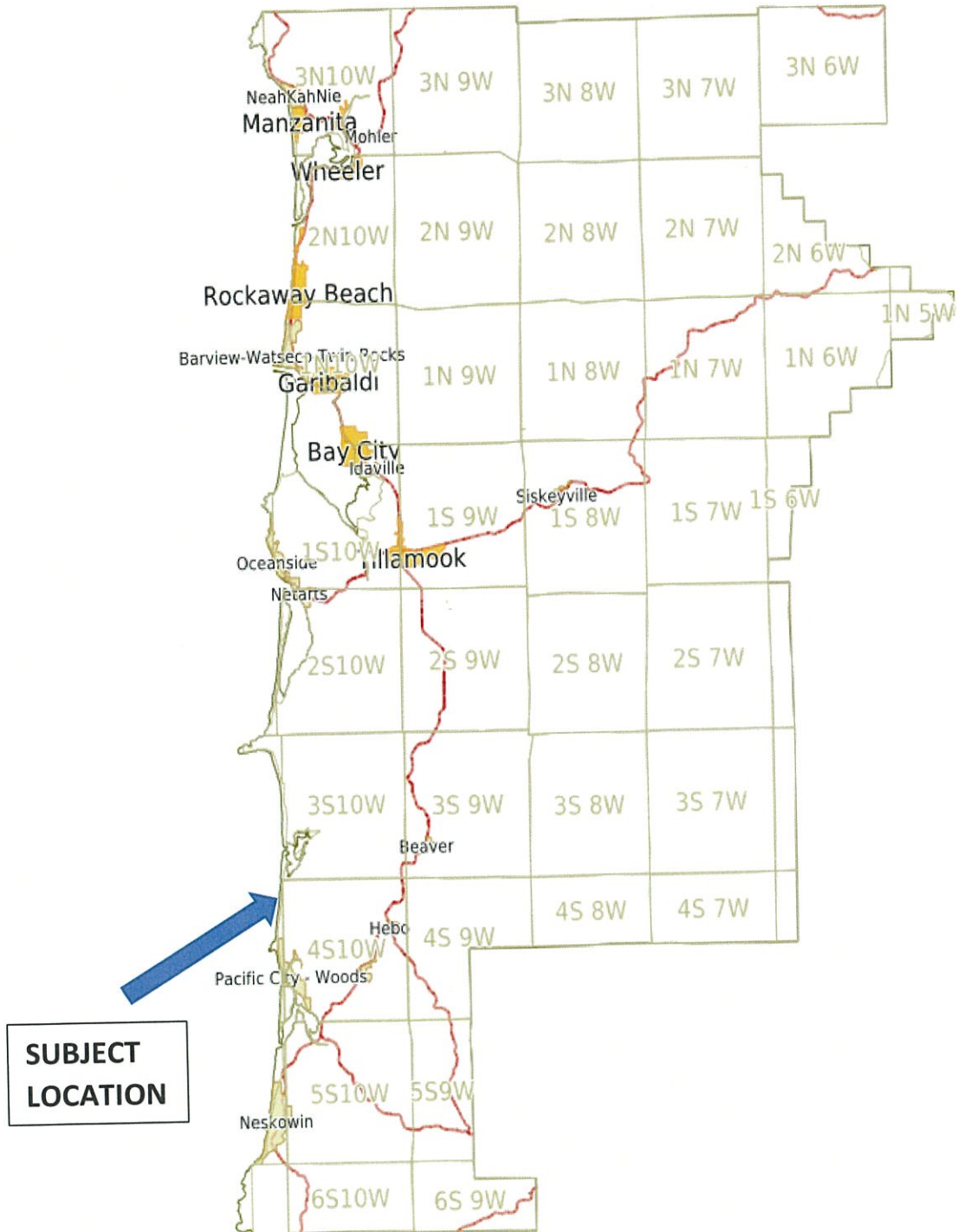
All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report, DOGAMI Hazard Map, Wetlands Map, FEMA FIRM
- B. Applicant's submittal
- C. Public Comments

# EXHIBIT A



# VICINITY MAP



#851-24-000203-PLNG:  
Light / Taylor







**Tillamook County**  
**2023 Real Property Assessment Report**  
 Account 211041

**Map** 4S1006BC14900  
**Code - Tax ID** 0802 - 211041

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

**Legal Descr** Multiple Lots - See legal report for full description

**Mailing** PAMBRUN, JENNIFER ANN  
 TAYLOR, ARTHUR ROBERT (C)  
 22675 SW VERMILLION DR  
 TUALATIN OR 97062

**Deed Reference #** 2021-7553  
**Sales Date/Price** 09-02-2021 / \$75,000  
**Appraiser** EVA FLETCHER

**Property Class** 120 MA SA NH  
**RMV Class** 100 09 ST 919

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0802	Land 123,120		Land	0	
	Impr 0		Impr	0	
<b>Code Area Total</b>		123,120	98,540	98,540	0
<b>Grand Total</b>		123,120	98,540	98,540	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>		RC	Market	114	0.29 AC		123,120
<b>Code Area Total</b>							0.29 AC		123,120

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

Exemptions / Special Assessments / Notations
<p><b>Notations</b></p> <ul style="list-style-type: none"> <li>■ MULTI LOT-SINGLE LOT VALUE ADDED 2014</li> </ul>

**Comments** Property codes and neighborhood changed. gbs 11/30/07 3/17/09 Changed PCA to 120. H&B Use residential. KF 02/25/13 Reappraised land, tabled values.ef



# National Flood Hazard Layer FIRMette

123°58'9"W 45°15'24"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*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone X*

**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**

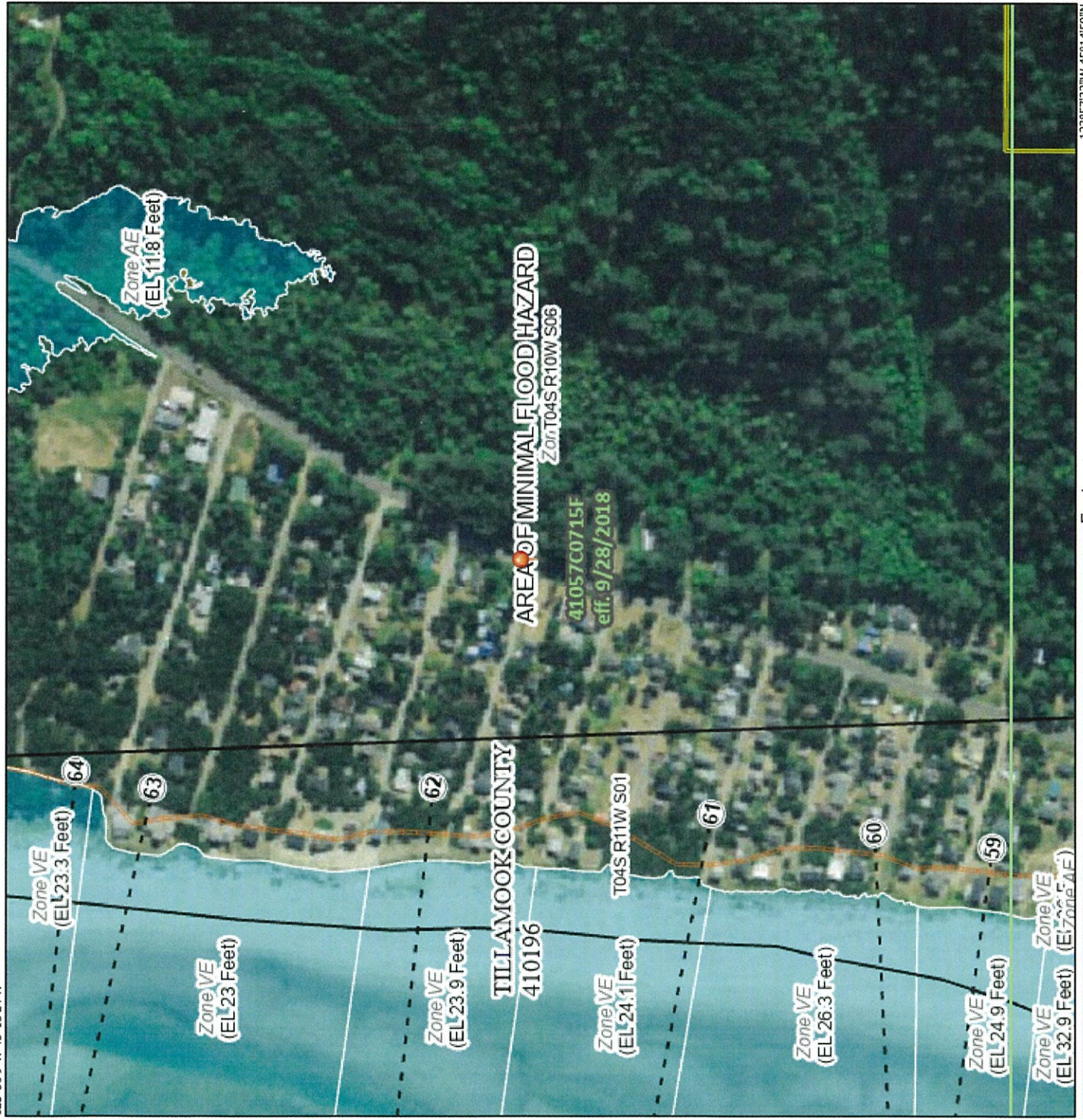
- Digital Data Available
- No Digital Data Available
- Unmapped

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 8/22/2024 at 6:36 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.



1:6,000

123°57'32"W 45°14'59"N











# Statewide Wetlands Inventory



## USFWS National Wetland Inventory

### Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

# 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

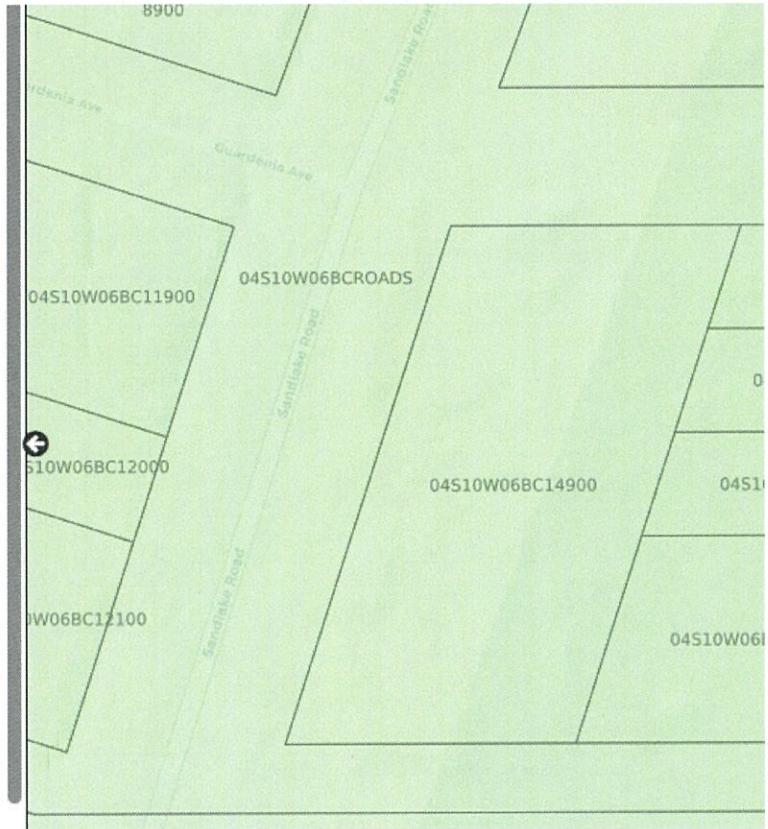
W - Interdune

WMF - Wet mountain front

WDP - Wet deflation plain

WL - Wetland

WSP - Wet surge plain



# EXHIBIT B





Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)  
 Name: Kalli Light Phone: 360-903-7470  
 Address: 15903 Park Place Ct  
 City: Oregon City State: OR Zip: 97045  
 Email: Kalli@relevantbuildings.com

**Property Owner**  
 Name: Robert Taylor Phone: \_\_\_\_\_  
 Address: 22675 SW Vermillion Dr  
 City: Tualatin State: OR Zip: 97062  
 Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
APR 15 2024	
BY: <u>Mailed SS</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<u>SS</u>
Receipt #:	<u>137654</u>
Fees:	<u>1365</u>
Permit No:	<u>851-24-000203-PLNG</u>

Request: Seeking land use approval to place new single-family home on (RC) commercially zoned lot of record.

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

**Location:**

Site Address: Lots 1, and 2, and a portion of lot 3, Block, 5, on Guardenia Ave, Tierra del Mar, OR (See attached tax map)

Map Number: <u>4S</u>	<u>10W</u>	<u>6 BC</u>	<u>14900</u>
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

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 11-14-23

Applicant Signature \_\_\_\_\_ Date 11-14-23

**TYPE II – CONDITIONAL USE REVIEW**  
**Applicant's Submittal**

**APPLICANT:** Kalli Light, Relevant Building Company  
15903 Park Place Ct, Oregon City, OR 97045

**OWNER:** Robert Taylor  
22675 SW Vermillion Dr, Tualatin, OR 97062

**REQUEST:** Seeking approval to place a new single-family home on an (RC) commercially zoned lot of record.

**LOCATION:** Site address: TBD Guardenia Ave, Tierra del Mar, OR 97112  
Map number: 4S1006BC14900  
Tax lot number: 14900  
Property description: *Lots 1, and 2, and a portion of lot 3, Block, 5, per the Plat of "Tierra Del Mar Beach."*

**BACKGROUND & PURPOSE OF CONDITIONAL USE REVIEW**

The proposed conditional use will take place at the corner of Sandlake Avenue & Guardenia Avenue. The subject lot is zoned rural commercial (RC). This zone does not allow independent single-family homes as an outright permitted use. However, single-family homes are allowed conditionally. Therefore, we are proposing a single-family home on this lot, as shown on the attached site plan. Please note that the site plan shows a generalized, "example" building footprint. The exact building footprint of the future home will be determined at the time of the building permit submittal after the conditional use permit has been approved. The future home will meet the required development standards.

A property line adjustment (#851-23-000209-PLNG) was recently approved with conditions for the subject site. This conditional use application and attached site plan are based on the lot lines resulting from that PLA decision. I'm including a copy of the approved PLA as well as the final recorded PLA survey for reference.



## 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.*

Applicant response: The subject site is zoned as rural commercial (RC). Single-family dwellings are listed as a conditionally permitted use for RC zones under TCLUO Section 3.020(3)h.

- (2) *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Applicant response: The most relevant goal in the Comprehensive Plan is ‘Goal 10: Housing.’ Generally, this section of the Comprehensive Plan anticipates a greater need for single-family housing given anticipated growth in the area, and a preference for single-family homes by County residents. This is most clearly noted on page 38, which states “A surplus of housing units and of building sites is necessary if needs are to be met.”

Further, page 28 states that “90.7 percent of the households prefer to have a single-family dwelling. Only 78.9 percent of the dwellings in the County are single family dwellings.” The proposed home would help meet the County’s goal of increasing the number of single-family dwellings. Page 25 also explains that many of the housing units in Tillamook County were in substandard condition. The proposed homes would be built to current building codes and in new condition, which would increase the supply of homes in good condition.

In summary, the proposed single-family home is consistent with the goals outlined in the Comprehensive Plan.

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

Applicant response: The lot of record shares a consistent size, shape, topography, and natural features to the neighboring residential lots. Therefore, the proposed residential use would suit this lot well. Please refer to the attached tax map and zoning map to compare this lot to neighboring residential lots.

The subject site does not currently include any existing improvements. However, the Tillamook County On-Site Sanitation Department granted approval for septic on this site. The Nestucca Rural Fire Protection District also issued their approval of a house on this lot. The Tierra del Mar Water District wrote a letter confirming water availability for the site. These three approval letters are included in this application for reference.

The recent PLA staff decision noted that the "...lots of record are smaller than the minimum lot size requirement, both before and after the PLA and the minimum lot size requirements do not apply; however, the minimum setback requirements of the Rural Residential (RR) zone apply for structures containing only residential uses as per TCLUO Section 3.020(4)(a)." Since we are proposing only residential use on this lot, those RR zone standards would apply to this property. As shown on the attached site plan, the proposed single-family home will easily meet the minimum setbacks and building height restrictions for RR zones. It's worth noting that the exact building footprint of the future home will be determined at the time of building permit submittal after the conditional use permit has been approved. In any case, the future home will meet the required development standards.

Further, because the subject lot is relatively small compared to the standard minimum lot size for this zone, it is not well-suited for parking requirements associated with commercial uses. However, a residential driveway would easily fit this lot, as shown on the proposed site plan. Tillamook County Assessor's Summary Report (attached) also notes that this property's highest and best use is residential.

For these reasons, this lot is best suited for residential use given its size, shape, location, flat topography, and 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.*

Applicant response: The majority of the lots surrounding the subject site are zoned as rural residential, RR-2 (see attached zoning map). This means that the proposed single-family home will match the character of the surrounding area and will not affect the surrounding properties.

- (5) *The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.*

Applicant response: The proposed use will have no effect on existing solar energy systems, wind energy conservation 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.*

Applicant response: The proposed home will utilize the existing facilities in the area, which are already built to accommodate neighboring single-family homes. As previously mentioned, I'm attaching a copy of the Water Availability letter, Nestucca Fire District's letter, and a septic approval letter, which all state they are able to provide resources that would serve a proposed home on this lot.





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 (800) 488-8280

**PROPERTY LINE ADJUSTMENT REVIEW**  
**#851-23-000209-PLNG: TAYLOR & LIGHT**

**Ministerial Review Report Date:** August 14, 2023  
**Prepared by:** Angela Rimoldi, Planning Permit Technician

**Applicant:** Kalli Light, P.O. Box 387, Oregon City, OR. 97045

Unit A – Lot 1				Unit B – Lot 2			
Township	Range	Section	Tax Lot	Township	Range	Section	Tax Lot
4S	10W	6BC	14900	4S	10W	6BC	14900
<b>Owner:</b> Robert Taylor				<b>Owner:</b> Robert Taylor			
<b>Property Address:</b> Vacant				<b>Property Address:</b> Vacant			
<b>Mailing Address (Street or PO Box):</b> 22675 SW Vermillion Dr., Tualatin, OR. 97062				<b>Mailing Address (Street or PO Box):</b> 22675 SW Vermillion Dr., Tualatin, OR. 97062			
<b>Zone:</b> Rural Commercial (RC)				<b>Zone:</b> Rural Commercial (RC)			
Unit C – Lot 3				Unit D – Lot 4			
Township	Range	Section	Tax Lot	Township	Range	Section	Tax Lot
4S	10W	6BC	14900	4S	10W	6BC	14900
<b>Owner:</b> Robert Taylor				<b>Owner:</b> Robert Taylor			
<b>Property Address:</b> Vacant				<b>Property Address:</b> Vacant			
<b>Mailing Address (Street or PO Box):</b> 22675 SW Vermillion Dr., Tualatin, OR. 97062				<b>Mailing Address (Street or PO Box):</b> 22675 SW Vermillion Dr., Tualatin, OR. 97062			
<b>Zone:</b> Rural Commercial (RC)				<b>Zone:</b> Rural Commercial (RC)			
Unit E – Lot 5							
Township	Range	Section	Tax Lot				
4S	10W	6BC	14900				
<b>Owner:</b> Robert Taylor							
<b>Property Address:</b> Vacant							
<b>Mailing Address (Street or PO Box):</b> 22675 SW Vermillion Dr., Tualatin, OR. 97062							
<b>Zone:</b> Rural Commercial (RC)							

<b>Proposed Unit</b>	<b>Existing Area</b>	<b>Proposed Area</b>
<b>Unit A (Tax Lot 14900, Lot 1)</b>	2,700 sq. ft.	2,700 sq. ft.
<b>Unit B (Tax Lot 14900, Lot 2)</b>	2,700 sq. ft.	4,050 sq. ft.
<b>Unit C (Tax Lot 14900, Lot 3)</b>	2,700 sq. ft.	0 sq. ft.
<b>Unit D (Tax Lot 14900, Lot 4)</b>	2,700 sq. ft.	4,050 sq. ft.
<b>Unit E (Tax Lot 14900, Lot 5)</b>	2,700 sq. ft.	2,700 sq. ft.

**Materials Submitted:** PLA Application, Warranty Deeds and Preliminary Plot Maps

**CRITERIA & FINDINGS:**

*i. Parcel Creation. No additional parcel or lot is created by the lot line adjustment.*

**Findings:**

- Staff concludes that no new parcels are being created as a result of the property line adjustment (Exhibit B).

*ii. Lot standards.*

- 1. All lots and parcels conform to the applicable lot standards of the zone including lot area, dimensions, setbacks, and coverage, except where 2. or 3. applies.*
- 2. For properties entirely outside an Unincorporated Community Boundary, where one or both of the abutting properties are smaller than the minimum lot or parcel size for the applicable zone before the property line adjustment, one property shall be as large or larger than the minimum lot or parcel size for the applicable zone after the adjustment.*
- 3. For properties entirely outside an Unincorporated Community Boundary, both abutting properties are smaller than the minimum lot size for the applicable zone before and after property line adjustment.*

**Findings:**

- Staff finds that there are no minimum lot width and depth requirements for properties zoned Rural Commercial. However as stated in the Rural Commercial (RC) zone, the minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the Rural Residential (RR) zone. Staff finds all Units do not meet the 100-foot lot width and 100-foot lot depth requirements of the Rural Residential (RR) zone, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds the lots of record are smaller than the minimum lot size requirement, respectively both before and after the property line adjustment and the minimum lot size requirements do not apply; however, the minimum set back requirements of the Rural Residential (RR) zone apply for structures containing only residential uses as per TCLUO Section 3.020(4)(a) (Exhibit B)
- Staff finds that all Units currently hold no improvements therefore, set back requirements do not apply (Exhibit B).
- Staff concludes that this criterion has been met.



**4. As applicable, all lots and parcels shall conform to the Tillamook County Flood Hazard Overlay Zone.**

**Findings:**

- Staff finds that all Units are located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA FIRM 41057C0715F dated September 28, 2018. (Exhibit A)
- Staff concludes that this criterion has been met.

**iii. Access and Road Authority Standards. All lots and parcels conform to the standards or requirements of Section 150: Development Standards for Land Divisions and all applicable road authority requirements are met. If a lot is nonconforming to any road authority standard, it shall not be made less conforming by the property line adjustment.**

**Findings:**

- Staff finds that all Units front Sandlake Road, a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds that Unit A also fronts Guardenia Avenue E., a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff finds that Unit E also fronts Austin Avenue E., a county-maintained road, respectively both before and after the proposed property line adjustment (Exhibit B).
- Staff concludes that this criterion has been met.

**CONCLUSION:**

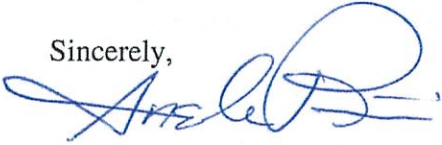
Upon completion of review of the submitted materials, staff concludes that the requirements to allow a property line adjustment have been met. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing upon receipt of the appeal and applicable fees. In such case, forms and fees must be filed in the office of this Department before **4:00 PM on August 26, 2023**

**CONDITIONS OF APPROVAL:**

1. The existing zoning designations for all Units shall remain the same and the standards for each zone will continue to apply, following the proposed adjustment.
2. If the adjusted units of land are less than ten acres in size, a survey to monument the new common boundary is required and shall be filed with the Tillamook County Surveyor's Department.
3. The property owner(s) shall record all proper documents, including descriptions of all access and utility easements necessary to serve the properties, in the Tillamook County Clerk's Office. Copies of the recorded documents shall be submitted to this Department.
4. A copy of the filed survey identifying all easements for access and utilities shall be submitted to this Department.

5. The property owner(s) shall fulfill the requirements for recording and filing above and shall submit any required map and documents within one year of the date of this approval. An extension of tentative approval may be available.

Sincerely,



Angela Rimoldi, Planning Permit Technician



Sarah Absher, CFM, Director

**EXHIBITS:**

Exhibit A - Zoning Map, Assessors Map, Assessor's Summary Report, FEMA FIRM

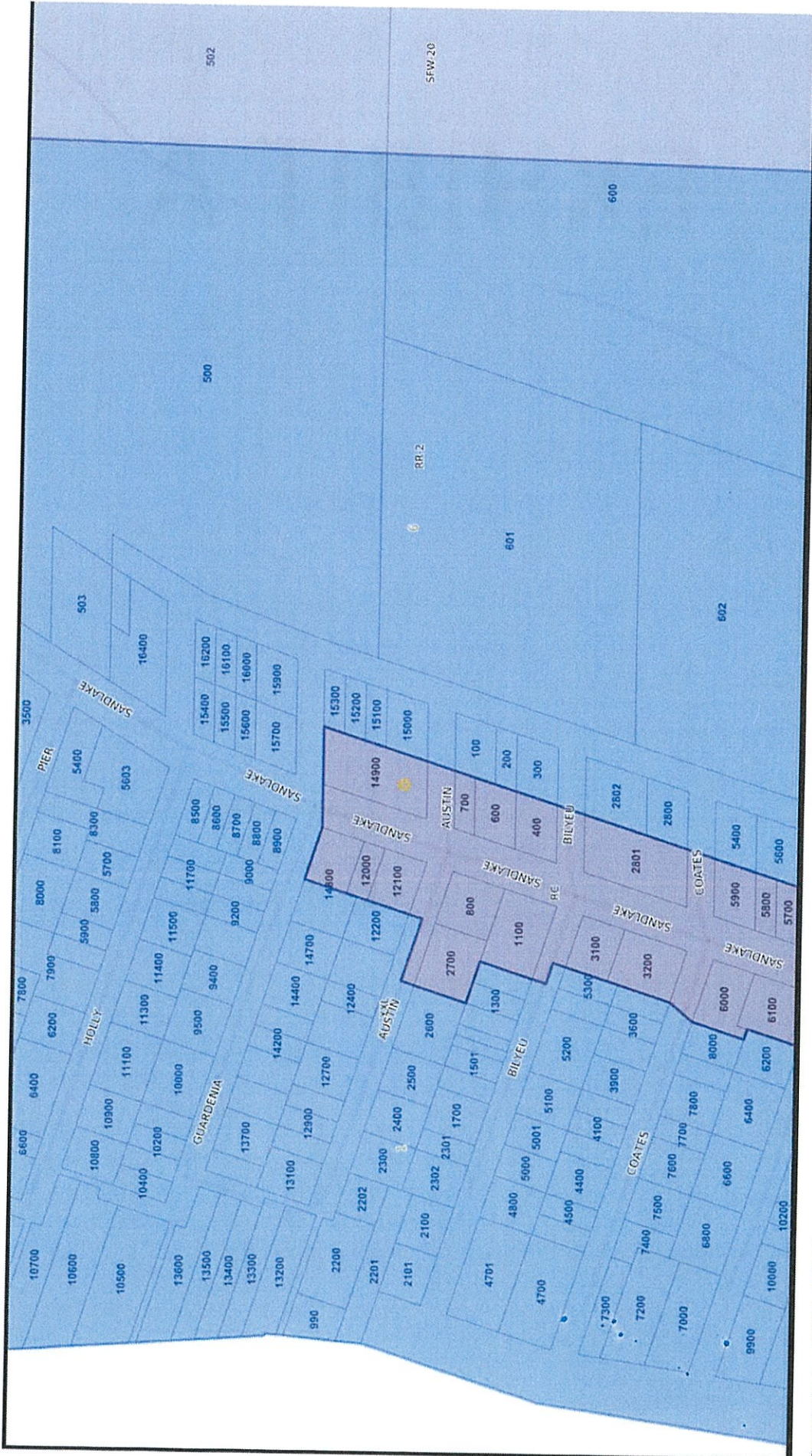
Exhibit B - Applicant's Submittal



# EXHIBIT A



# Tillamook County GIS



Created: Thu Aug 10 2023-13:57:15  
Active Layers: County Boundary, Fed state highways, citylimit, community\_polygon, TaxlotOwner, Tillamook County Zoning, Township\_Range\_Section, Road\_Centerline  
Extent: -13800018.521709, 5661156.777295, -13799086.945427, 5661649.4378288





**Tillamook County**  
**2022 Real Property Assessment Report**  
 Account 211041

Map 4S1006BC14900  
 Code - Tax ID 0802 - 211041

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing PAMBRUN, JENNIFER ANN  
 TAYLOR, ARTHUR ROBERT (C)  
 22675 SW VERMILLION DR  
 TUALATIN OR 97062

Deed Reference # 2021-7553  
 Sales Date/Price 09-02-2021 / \$75,000  
 Appraiser EVA FLETCHER

Property Class 120 MA SA NH  
 RMV Class 100 09 ST 919

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
-------------	----------------------	-------------

Code Area		Value Summary				
		RMV	MAV	AV	RMV Exception	CPR %
0802	Land	132,540			Land	0
	Impr	0			Impr	0
<b>Code Area Total</b>		132,540	95,670	95,670		0
<b>Grand Total</b>		132,540	95,670	95,670		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>		RC	Market	118	0.29 AC		132,540
<b>Code Area Total</b>							0.29 AC		132,540

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

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
■ MULTI LOT-SINGLE LOT VALUE ADDED 2014									

**Comments** Property codes and neighborhood changed. gbs 11/30/07 3/17/09 Changed PCA to 120. H&B Use residential. KF 02/25/13 Reappraised land, tabled values.ef



**TILLAMOOK COUNTY  
Real Legal Descriptions**

**Account #** 211041  
**Map** 4S1006BC 14900  
**Effective Date** 01-Sep-2001 12:00 AM  
**Disclaimer** This information is maintained for assessment and taxation purposes only. The county is not responsible for possible errors, omissions, misuse, or misinterpretation. The legal description shown will not show any changes and/or modifications thereto subsequent to the EFFECTIVE DATE.

<u>Subdivision</u>	<u>Block</u>	<u>Lot</u>	<u>Direction</u>	<u>Part</u>	<u>Part Type</u>
TIERRA DEL MAR BEACH	5	1			
TIERRA DEL MAR BEACH	5	2			
TIERRA DEL MAR BEACH	5	3			
TIERRA DEL MAR BEACH	5	4			
TIERRA DEL MAR BEACH	5	5			

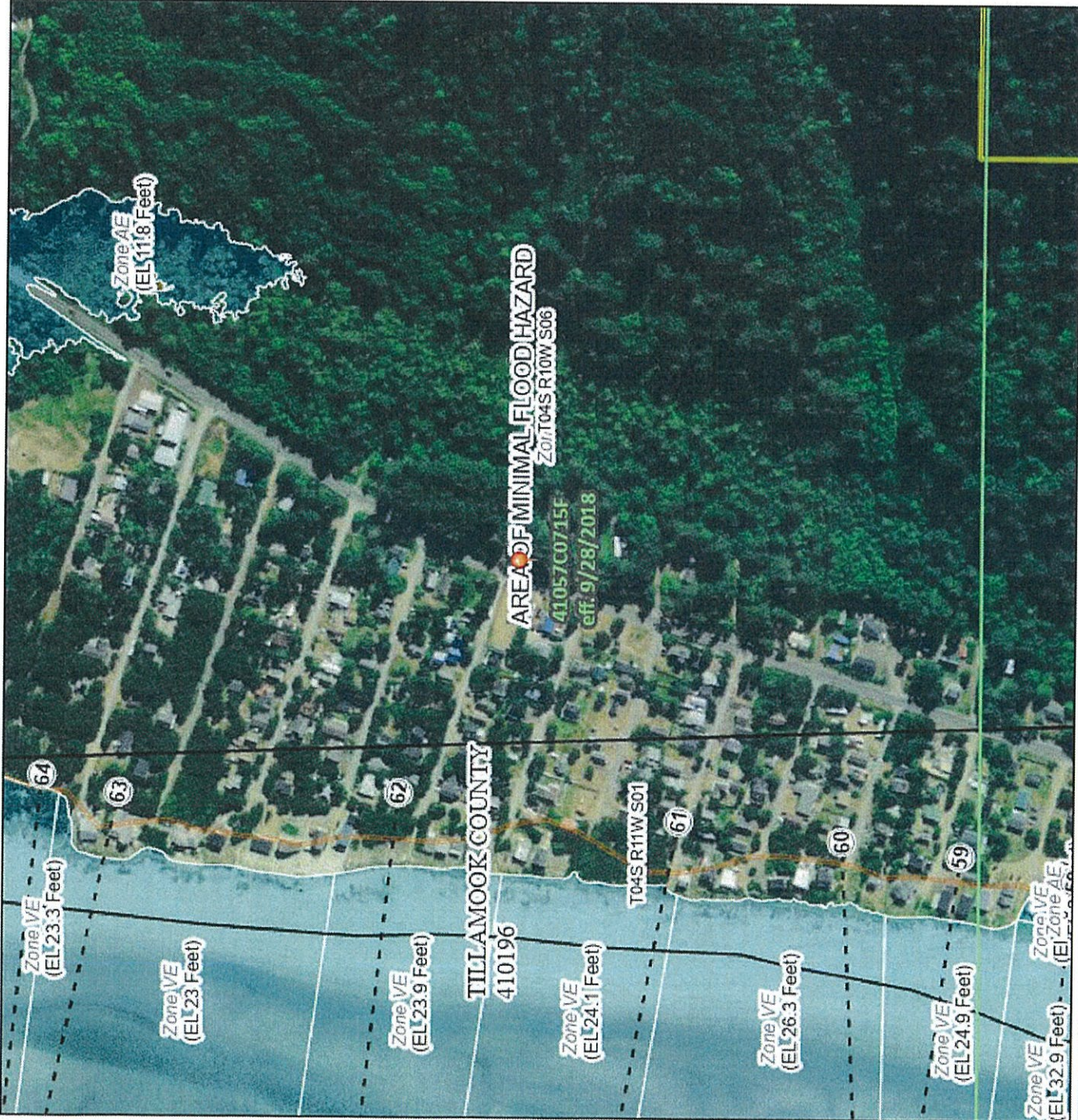
**Legal Notes (09/01/2001 12:00:00 AM)**  
NEW LEGAL DESCRIPTION



# National Flood Hazard Layer FIRMette



123°59'9"W 45°15'23"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°57'31"W 45°14'58"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**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

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

**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 8/10/2023 at 5:03 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.



# EXHIBIT B



Tillamook County Department of Community Development  
 1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

**PROPERTY LINE ADJUSTMENT APPLICATION**

**Applicant/Representative**

Name: Kalli Light Phone: 360-903-7470  
 Address: PO Box 387  
 City: Oregon City State: OR Zip: 97045  
 Email: Kalli@relevantbuildings.com

**Property Owner (Unit A)**

Name: Robert Taylor Phone: 503-819-2280  
 Address: 22675 SW Vermillion Dr  
 City: Tualatin State: OR Zip: 97062  
 Email: bob@materialcg.com

**Property Owner (Unit B)**

Name: Same for all 5 units/ lots. Phone:  
 Address: Same as above.  
 City: State: Zip:  
 Email:

**Property Owner (Unit C)**

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

**Describe the purpose of the proposed property line adjustment(s)**

The proposed lot adjustment will take place at the 5 lots of record on the corner of Sandlake and Guardenia in Tierra del Mar. (map tax lot # 4S1006BC14900). We intend to adjust the property lines to create a lot line at the center of the 5 lots of record, as shown on the attached map.

**Unit A Location:**

Site Address: TBD  
 Map Number: 4S1006BC14900 (Lot 1, Block 5)  
 Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

**Unit B Location:**

Site Address: TBD  
 Map Number: 4S1006BC14900 (Lot 2, Block 5)  
 Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

<b>OFFICE USE ONLY</b>	
Date Stamp	
<b>RECEIVED</b>	
AUG 02 2023	
BY: .....	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	
851- - - - -PLNG	





**Unit C Location:**

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 3, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

**Unit D Location:**

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 4, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

**Unit E Location:**

Site Address: TBD

Map Number: 4S1006BC14900 (Lot 5, Block 5)

Township

Range

Section

Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant



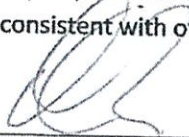
Taxlot (Units)	Existing Size	New Size
Lot 1, Block 5 (tax lot 14900)	2,700 SF	2,700 SF
Lot 2, Block 5 (tax lot 14900)	2,700 SF	4,050 SF
Lot 3, Block 5 (tax lot 14900)	2,700 SF	0 SF
Lot 4, Block 5 (tax lot 14900)	2,700 SF	4,050 SF
Lot 5, Block 5 (tax lot 14900)	2,700 SF	2,700 SF

**Preliminary Property Line Map Checklist**

- Identification of all existing and proposed lot lines and dimensions  Other information: \_\_\_\_\_
- Footprints and dimensions of existing structures (including accessory structures) N/A - vacant \_\_\_\_\_
- Location and dimensions of driveways and streets \_\_\_\_\_
- Location of lands subject to the Tillamook County Flood Hazard Overlay N/A - not within flood overlay
- Existing fences and walls
- Sewage Disposal System

**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. Within two (2) years of approval, all deeds necessary to execute a property line adjustment shall be filed and recorded with the Tillamook County Department of Records. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

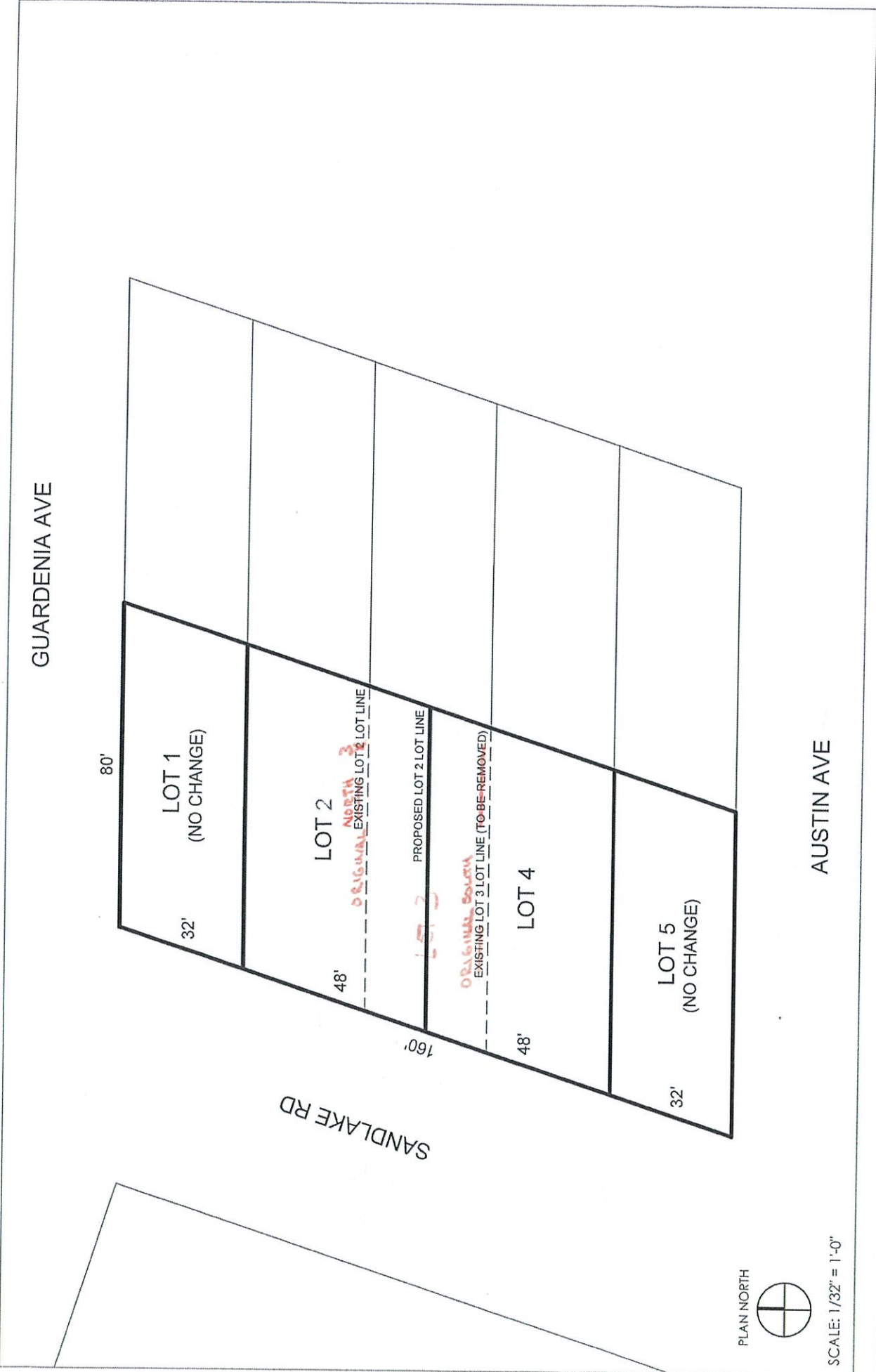
  
 Legally Authorized Signature \_\_\_\_\_ Date 08/01/23

Legally Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Legally Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_







EST: 6-30-2023 KML  
 REV:   
 re·levant building com·pany  
 Appropriate To The Current Time, Period Or Circumstance:

SITE PLAN - PROP. PROPERTY LINE ADJUSTMENT  
 LOTS 1-5, BLOCK 5  
 TIERRA DEL MAR, OR 97112

SP-1.0



Tillamook County, Oregon  
09/03/2021 03:36:01 PM  
DEED-CMEMO  
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00  
I hereby certify that the within Instrument was received  
for record and recorded in the County of Tillamook,  
State of Oregon.  
Tassi O'Neil, Tillamook County Clerk

2021-07553

After Recording Return To:  
TICOR TITLE  
802 Main Ave  
Tillamook OR 97141

Until further notice, all tax statements shall be sent to:  
Arthur Robert Taylor  
22675 SW Vermillion Drive  
Tualatin, OR 97062

TICOR TITLE 360421003955

MEMORANDUM OF CONTRACT OF SALE

On the 2 day of September, 2021, Jennifer Ann Pambrun, as Seller, sold to Arthur Robert Taylor, as Purchaser, the following described real property pursuant to a Contract of Sale of even date to which reference is made for all statements, matters, and things therein contained:

More fully described in Exhibit A attached hereto and by this reference made a part hereof.

The true and actual consideration recited by such Contract of Sale is \$75,000.00. The terms of which are specified in said Contract of Sale, but generally payable \$10,000.00 down and annual installments of \$5,000.00 each, with the first payment due on August 25, 2022, and with subsequent annual installments due on the 25<sup>th</sup> day of August each year thereafter until February 5, 2025, at which time the entire balance of unpaid principal and unpaid interest is immediately due and owing.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 205.010, TO VERIFY THE APPROVED USES, OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS', IF ANY, UNDER ORS

195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 1 day of September, 2021.

SELLER:

PURCHASER:

\_\_\_\_\_  
Jennifer Ann Pambrun

[Signature]  
\_\_\_\_\_  
Arthur Robert Taylor

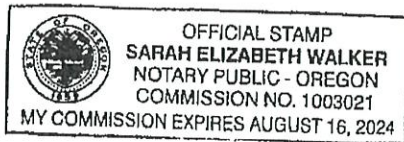
STATE OF OREGON        )  
                                  ) ss.  
County of \_\_\_\_\_ )

Personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above-named Jennifer Ann Pambrun, and acknowledged the foregoing instrument to be their voluntary act.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON        )  
                                  ) ss.  
County of Clatsop )

Personally appeared before me on this 1 day of Sept, 2021, personally appeared the above-named Arthur Robert Taylor, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 8/16/2024

Sarah Elizabeth Walker  
Notary Public



195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 2nd day of September, 2021.

SELLER:

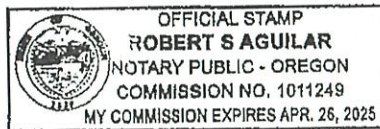
PURCHASER:

Jennifer Ann Pambrun  
Jennifer Ann Pambrun

\_\_\_\_\_  
Arthur Robert Taylor

STATE OF OREGON       )  
                                  ) ss.  
County of Umatilla    )

Personally appeared before me on the 2 day of Sept, 2021, the above-named Jennifer Ann Pambrun, and acknowledged the foregoing instrument to be their voluntary act.



Robert S. Aguilar  
Notary Public for Oregon  
My Commission Expires: April 26, 2025

STATE OF OREGON       )  
                                  ) ss.  
County of \_\_\_\_\_ )

Personally appeared before me on this \_\_\_ day of \_\_\_\_\_, 2021, personally appeared the above-named Arthur Robert Taylor, and acknowledged the foregoing instrument to be their voluntary act and deed.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Exhibit A

Lots 1, 2, 3, 4, and 5, Block 5, TIERRA DEL MAR BEACH, in the County of Tillamook, State of Oregon.

Subject to and excepting:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/22.
2. Regulations, levies, liens, assessments, rights of way and easements of Tierra Del Mar Water District.
3. Rights of the public to any portion of the Land lying within the area commonly known as Sandlake County Road, Guardenia Avenue, and Austin Avenue.
4. Easement Agreement, including the terms and provisions thereof,

Executed by: Jennifer Ann Pambrun; and Arthur Robert Taylor  
Recording Date: June 22, 2020  
Recording No.: 2020-003798  
Affects: Reference is hereby made to said document for full particulars

And Re-Recording Date: January 26, 2021  
And Re-Recording No.: 2021-000769  
Reason: Correct legal description



## Property Line Adjustment Application – Compliance with Zoning Standards

Site Address: TBD, Guardenia Ave, Tierra del Mar, OR 97112  
Map & Tax Lot Number: 4S1006BC14900 (Lots 1-5, Block 5)  
Zoning: Rural Commercial (RC)  
Primary Contact: Kalli Light, Applicant

---

**Purpose of property line adjustment (PLA):** The proposed property line adjustment (PLA) will take place at the 5 lots of record on the corner of Sandlake Avenue & Guardenia Avenue. The PLA will create a lot line at the center of the 5 lots of record. Lots 1 & 5 will be unchanged. Lot lines for lots 2-4 will be adjusted such that lots 2 & 4 will be enlarged and lot 3 will be eliminated. The proposed PLA will result in 4 lots. Existing lot lines are shown on the attached survey and proposed lot lines are shown on the attached site plan.

### **Compliance with Approval Standards:**

1. *All property sizes, setbacks and other dimensional attributes resulting from a property line adjustment shall conform to the provisions of the Tillamook County Land Use Ordinance and the Tillamook County Land Division Ordinance.*

Applicant response: The proposed PLA meets the development standards of the subject site's base zone (rural commercial). The lots of record are currently vacant and do not have any existing structures, so setbacks are not an issue. As stated above, the proposed PLA will result in lots 2 & 4 increasing in size by removing the lot line for lot 3. Therefore, this PLA will not result in a lot that is smaller in size than the existing lot sizes.

2. *A property line adjustment shall not result in the creation of a new lot or a replat of an existing subdivision or partition.*

Applicant response: The proposed PLA does not result in the creation of a new lot, nor is it a replat of an existing subdivision or partition.

3. *When one or more of the properties is larger than the minimum lot size in the zone, the same number of properties shall be as large or larger than the minimum lot size after the adjustment. When all properties are as large or larger than the minimum property size prior to the adjustment, no adjusted properties shall be reduced below the minimum lot size.*

Applicant response: N/A – the subject lots are not larger than the minimum lot size for the base zone.

4. *In commercial zones, properties to be adjusted shall be shown to be of a size that is at least as appropriate to maintain the existing commercial enterprise and remain in compliance with Section 4.030: Off-Street Parking & Off-Street Loading Requirements of the Tillamook County Land Use Ordinance.*

Applicant response: The proposed PLA will result in two lots that are bigger than their current sizes by eliminating the center lot, lot 3.

5. *If the proposed adjustment involves the transfer of a dwelling from one property to another, the property that will acquire the dwelling must either receive land use approval for the dwelling, or a deed affidavit shall be recorded by the owner of the property where the dwelling was originally located, prohibiting the establishment of any new principal dwellings on that property.*

Applicant response: N/A – no existing dwelling on the subject lots.

6. *Additional standards for land zoned for exclusive farm use, forest use or mixed farm and forest use.*

Applicant response: N/A – land is not zoned for farm or forest use.





Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PROPERTY LINE ADJUSTMENT APPLICATION

### Applicant/Representative

Name: Kalli Light Phone: 360-903-7470  
 Address: PO Box 387  
 City: Oregon City State: OR Zip: 97045  
 Email: Kalli@relevantbuildings.com

### Property Owner (Unit A)

Name: Robert Taylor Phone: 503-819-2280  
 Address: 22675 SW Vermillion Dr  
 City: Tualatin State: OR Zip: 97062  
 Email: bob@materialcg.com

### Property Owner (Unit B)

Name: Robert Taylor Phone: \_\_\_\_\_  
 Address: Same as above.  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Owner (Unit C)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Describe the purpose of the proposed property line adjustment(s)

The proposed lot line adjustment will take place at the 5 lots of record on the corner of Sandlake and Guardenia in Tierra del Mar. (map tax lot # 4S1006BC14900). We intend to adjust the property lines to create a lot line at the center of the 5 lots of record, as shown on the attached map.

### Unit A Location:

Site Address: TBD  
 Map Number: 4S1006BC14900 (Lots 1-2, Block 5)  
Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

### Unit B Location:

Site Address: TBD  
 Map Number: 4S1006BC14900 (Lots 3-4, Block 5)  
Township Range Section Tax Lot(s)

Zoning: RC - Rural Commercial

Existing Use of Sites: Vacant

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
JUL 10 2023	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: 490.-	
Permit No: 851-23-000209-PLNG	

**Unit C Location:**

Site Address: N/A

Map Number: \_\_\_\_\_

Township

Range

Section

Tax Lot(s)

Zoning: \_\_\_\_\_

Existing Use of Sites: \_\_\_\_\_

Taxlot (Units)	Existing Size	New Size
<u>Lots 1 &amp; 2, Block 5</u>	<u>5,399 SF</u>	<u>6,749 SF</u>
<u>Lots 3, 4, &amp; 5, Block 5</u>	<u>8,099 SF</u>	<u>6,749 SF</u>
_____	_____	_____
_____	_____	_____

**Preliminary Property Line Map Checklist**

Identification of all existing and proposed lot lines and dimensions  Other information: \_\_\_\_\_

N/A - vacant  Footprints and dimensions of existing structures (including accessory structures) \_\_\_\_\_

Location and dimensions of driveways and streets \_\_\_\_\_

N/A  Location of lands subject to the Tillamook County Flood Hazard Overlay \_\_\_\_\_

N/A  Existing fences and walls \_\_\_\_\_

N/A  Sewage Disposal System \_\_\_\_\_

**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. Within two (2) years of approval, all deeds necessary to execute a property line adjustment shall be filed and recorded with the Tillamook County Department of Records. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

  
\_\_\_\_\_  
Legally Authorized Signature

6/8/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Legally Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Legally Authorized Signature

\_\_\_\_\_  
Date



**APPROVAL STANDARDS:**

1. All property sizes, setbacks and other dimensional attributes resulting from a property line adjustment shall conform to the provisions of the Tillamook County Land Use Ordinance and the Tillamook County Land Division Ordinance.
2. A property line adjustment shall not result in the creation of a new lot or a replat of an existing subdivision or partition.
3. When one or more of the properties is larger than the minimum lot size in the zone, the same number of properties shall be as large or larger than the minimum lot size after the adjustment. When all properties are as large or larger than the minimum property size prior to the adjustment, no adjusted properties shall be reduced below the minimum lot size.

**APPROVAL-CRITERIA FOR ADJUSTMENTS IN RESOURCE AND COMMERCIAL ZONES:**

In addition to the approval standards listed above, property line adjustments in resource zones (Farm and Forest) must comply with the following criteria. Please use a separate sheet of paper to explain how the proposed adjustment complies with these criteria. Other information such as air photos (available through the GIS database) that would help to show how the adjustment complies with the criteria may also be submitted.

1. In commercial zones, properties to be adjusted shall be shown to be of a size that is at least as appropriate to maintain the existing commercial enterprise and remain in compliance with Section 4.030: Off-Street Parking & Off-Street Loading Requirements of the Tillamook County Land Use Ordinance.
2. If the proposed adjustment involves the transfer of a dwelling from one property to another, the property that will acquire the dwelling must either receive land use approval for the dwelling, or a deed affidavit shall be recorded by the owner of the property where the dwelling was originally located, prohibiting the establishment of any new principal dwellings on that property.
3. On land zoned for exclusive farm use, forest use or mixed farm and forest use, a property line adjustment may not be used to:
  - a. Decrease the size of a tract that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;
  - b. Decrease the size of a tract that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling; or
  - c. Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify.

**THE APPLICATION MUST INCLUDE:**

1. Completed application form, signed by the applicant and all property owners.
2. Application Fee.
3. Completed preliminary map/survey.
4. Written explanation of how the adjustment complies with the standards for a property line adjustment in a resource zone.
5. Copy of most recent deed or contract for each parcel involved.

# RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOTS 1, 2, 3, 4, AND 5, BLOCK 5, "TIERRA DEL MAR BEACH"  
LOCATED IN THE  
S.W. 1/4 OF THE N.W. 1/4 OF SECTION 6, T.4S., R.10W., W.M.  
TILLAMOOK COUNTY, OREGON  
SEPTEMBER 28, 2023 SCALE 1"=20'

SURVEY PERFORMED FOR:  
ROBERT TAYLOR

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN LOT 3, AND LOT 4, OF BLOCK 5, "TIERRA DEL MAR BEACH", TILLAMOOK COUNTY PLAT RECORDS, AS COMPARED TO THE MONUMENTED PROPERTY LINE AS SHOWN ON THE PLAT RECORDS, TILLAMOOK COUNTY GAZETTE FILE NO. 831-23000209-PLNG. THE BASIS OF BEARINGS AND DISTANCE DETERMINATION ARE PER SURVEY RECORDS AND COUNTY SURVEY RECORDS HOLDING NORTH 12°57'00" EAST BETWEEN FOUND MONUMENTS AT "A" AND "B" FOR THE BASIS OF BEARINGS PER SAID SURVEY.

**LEGEND:**

- SET 5/8" x .30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON SEPTEMBER 28, 2023
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" FROM SN B-4228
- ( ) = RECORD DISTANCES & BEARINGS IR = IRON ROD IP = IRON PIPE PC = PLASTIC CAP PY = YELLOW PLASTIC CAP RW = RIGHT OF WAY DOC. NO. = DEED DOCUMENT NUMBER SVN = SURVEY NUMBER, TILLAMOOK COUNTY SURVEYOR'S OFFICE S1 = B-4228 S2 = B-4155



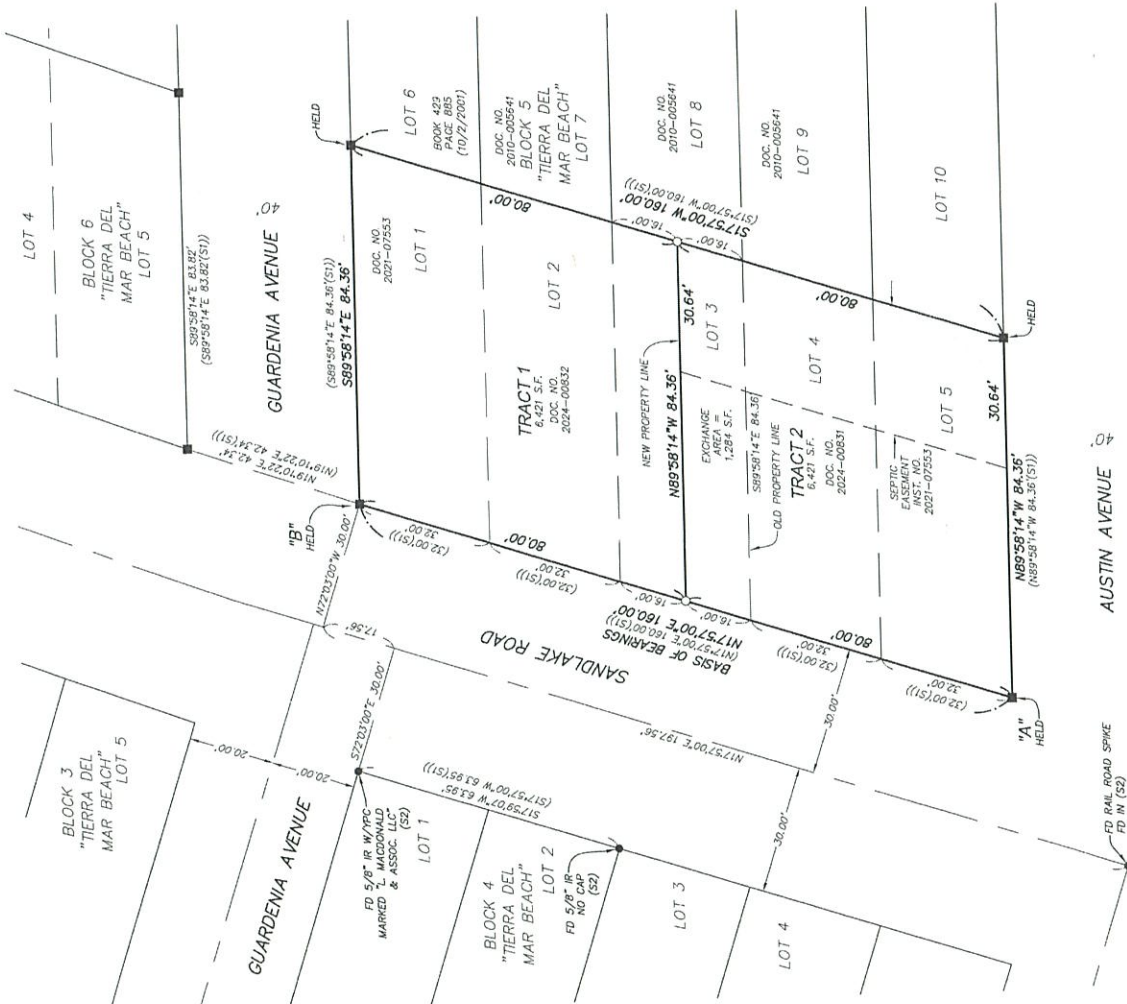
SIGNED ON: **3-6-2024**  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON 2007  
JAMES BURTON BROWN  
60379

REVIEWS: DECEMBER 31, 2025



**CENTERLINE CONCEPTS**  
LAND SURVEYING, INC.  
19376 MOLALLA AVE., SUITE 120  
OREGON CITY, OREGON 97045  
PHONE 503.650.0188 FAX 503.650.0189  
PLOTTER: M:\PROJECTS\TAYLOR-SANSLAKE\DWG\PLA-C3D.dwg





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  
1" = 100'

SEE MAP 4S 10W 6

04S10W06BC  
TIERRA DEL MAR

PUBLIC EASEMENT

M.C.

1/16"

104  
1.42 AC.

105  
6.01 AC.

8-2

2002-27

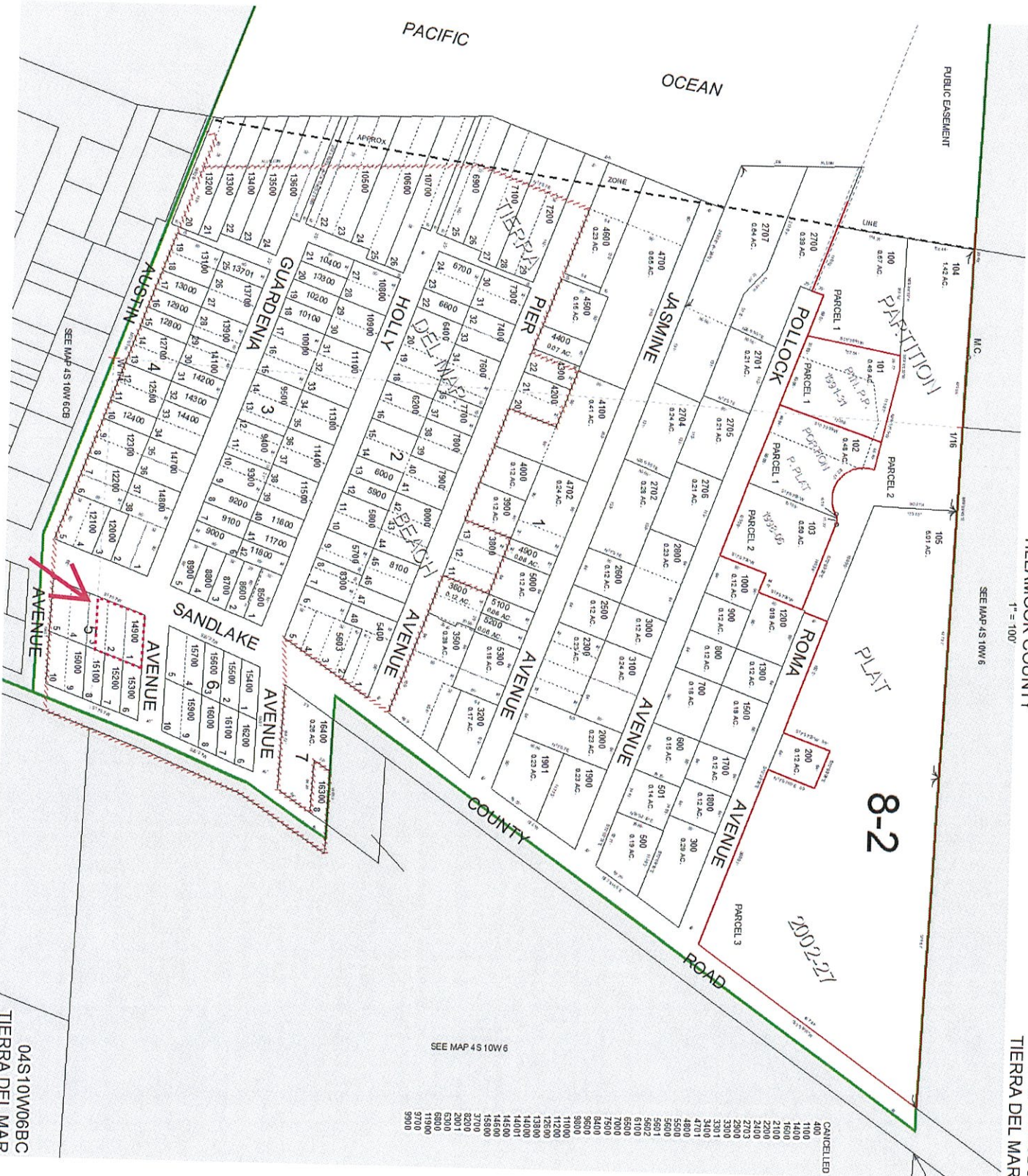
ROAD

PACIFIC

OCEAN

SEE MAP 4S 10W 6

CANCELLED
400
1000
1100
1500
2100
2200
2400
2703
2705
3000
3301
3400
4701
4800
5500
5601
5602
6100
6500
7000
7200
7300
7500
8600
8800
11000
11200
12500
13300
14000
14400
14500
14600
15800
1700
2700
2800
5200
5300
5500
5700
7100
9900



04S10W06BC  
TIERRA DEL MAR  
Revised 2/14/23 VJS

GUARDENIA AVENUE

84.4'

PROPOSED  
REPAIR  
DRAINFIELD  
(400 SF)

PROPOSED  
DRIVEWAY  
24' X 20'

PROPOSED  
SEPTIC  
TANK

PROPOSED PRIMARY  
DRAINFIELD  
(400 SF)

PROPOSED HOME  
(EXAMPLE BUILDING  
FOOTPRINT)

80.0'

MIN. SETBACK  
REQUIREMENTS  
FOR RR ZONES

15.0'

15.0'

5.0'

84.4'



SCALE: 1" = 20'

SANDLAKE ROAD

30.0'

# SITE PLAN

**re•levant building com•pany**

EST. 4-10-2024 KML

Appropriate To The Current Time, Period Or Circumstances

[www.relevantbuildings.com](http://www.relevantbuildings.com)

LOTS 1, AND 2, AND A PORTION OF LOT 3, BLOCK 5  
GUARDENIA AVE, TIERRA DEL MAR BEACH, OR 97112

SP-10

COPYRIGHT© 2023 RELEVANT BUILDING CO.





Jump To: [dropdown]

**Layers / Cultural**

- Drawing and Markup
- Emergency Management
- Community Development
- Zoning

**Baselayers**

- Active Land Use Decisions
- Floodway
- Proposed SFHA
- National Wetlands Inventory
- Neskowin Coastal Hazard Overlay Zone
- Slido Landslide Deposits
- Slido Historic Landslide Points
- FEMA FIRM Panel Index
- Building Footprints
- Beach Vegetation Line
- SB 1517
- Assessor Map
- Transportation
- Basemap
- ESRI World Imagery
- None

Disclaimer Questions or feedback





X,Y: -13799695, 5661374 Lat, Lon: 45.253, -123.965

**Tillamook County Oregon**

Detailed information for the area you clicked on the map...

Ground Coordinates  
 X: -13799691.856194 Y: 5631058.1845774  
 Inside Local Tsunami Evacuation Zone

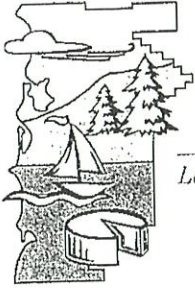
**Taxlot**  
 Tax Year: 2021  
 Site Address:  
 MapTaxlot: 4S1008BC14900  
 Tax Account #: 211041  
 Map Number: 04S10W06BC  
 Taxlot: 14900  
 OR Taxlot: -000014900  
 Acres: 0.29  
 Mail Address: DR  
 22575 SW VERMILLION  
 Mail City: TUALATIN  
 Mail State: OR  
 Mail Zip: 97062  
 Acct Status: Active  
 Tax Status: Assessable  
 Deed: 2021-7553  
 Property Class: 120  
 Class Description: 120 VACANT, H & B  
 USE RESIDENTIAL  
 Market: \$ 112,320  
 Assessed: \$ 92,980  
 Tax Account Information:  
 Account Query

Voting Precinct: 030 UNION  
 TaxCode Area: 802 (Raise and District)

For further information email the Tillamook County GIS Department  
 Disclaimer Questions or feedback?



Tillamook County



*Land of Cheese, Trees and Ocean Breeze*

DEPARTMENT OF COMMUNITY DEVELOPMENT  
*BUILDING, PLANNING & ON-SITE SANITATION SECTIONS*

201 Laurel Avenue  
Tillamook, Oregon 97141

Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1 (800) 488-8280

September 17, 2008

Steve Carnes  
300 Maple Ave.  
Milton-Freewater, OR 97862

Dear Mr. Carnes;


An evaluation for sanitation approval on **4S10 6BC 14900**, was previously reviewed in 1999 and subsequently denied due to a high water table at 3 inches from the ground surface. During the summer of 2007, the property was re-evaluated with two new test pits provided in a more suitable area of the property. Soil and vegetation conditions indicated that the water table in the area of the northern test pit was at a maximum of 18 inches to the ground surface.

The previous test holes from 1999 appear to have been in lower relief areas of the property. The lot slopes slightly to the southeast and the southeast corner of the property appears to be the wettest. The northwest corner of the property toward Sandlake Road has the highest elevation and will be the area that is most suitable for a bottomless sand filter application if approved.

It was previously stated that before any approvals can be given for an onsite wastewater treatment on this property, the water table shall be monitored in these pits over the winter season of 2007/2008. Periodic site visits were made during the winter months and the water table documented.

On September 16, 2008 a test hole was augured in the area of the north end of the lot. The hole was augured to 65 inches. Free water was encountered at 60 inches. Notes from winter months and soil conditions indicate that the typical depth to the water table in the wet season is 18 inches. This is for the NORTHERN portion of the lot only. The southern portion sits lower and appears to collect water much closer to the surface.

AN EQUAL OPPORTUNITY EMPLOYER

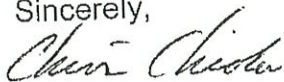


Based on this information, an approval for a bottomless sand filter in the area of the northern portion of the lot can be granted. Now that this approval is given, the next step will be to apply for a permit to construct. Plans and specifications of the proposed system will be required along with a site plan.

A bottomless sand filter requires a 24 inch separation from the bottom of the filter to the water table. Since the water table can reach to within 18 inches of the ground surface in the approved area the sand filter must be raised 6 inches above the existing grade. This must be shown in the construction plans for approval.

If you have any further questions, please contact me at (503) 842-3409.

Sincerely,



Chris Chiola  
Environmental Program Manager  
Tillamook County Onsite Sanitation



**SITE EVALUATION FIELD WORKSHEET**

Township: 45 Range: 10W Section: 66C Property ID: 14900  
 Owner/Applicant: Steve Carnes Evaluator: Chris Chiles  
 Inspection Date(s): 9-16-08 Application Number: \_\_\_\_\_

DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0-3"	suff heavy roots and organics
	3-18"	fs 10 YR 6/4 m-m, f-c
	18-65"	fs 10 YR 6/4 w/ faint RMPs
		Free water @ 60"
		ESD 60"
Pit 2		
Pit 3		
Pit 4		

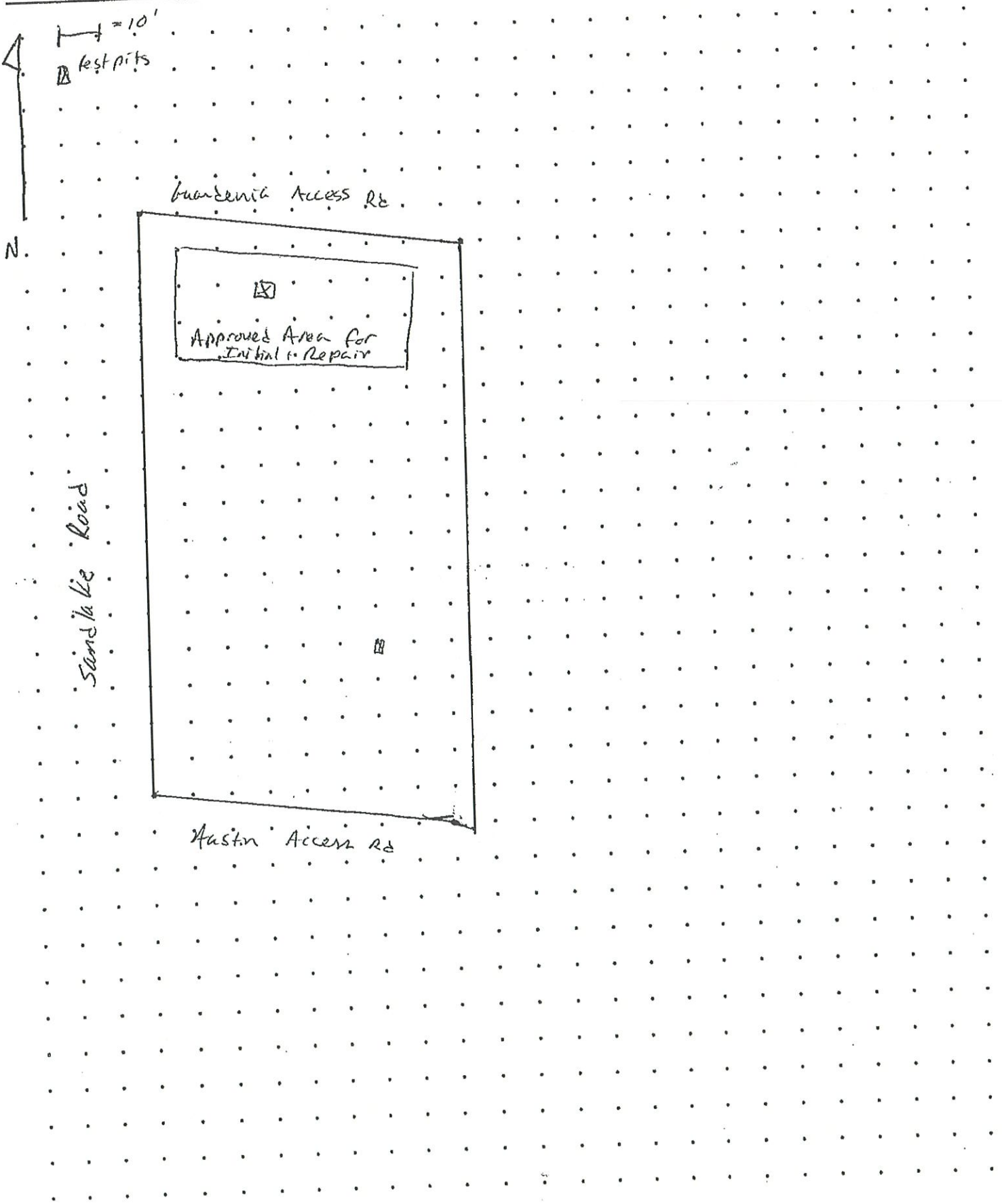
Landscape Notes: dunal sand  
 Slope: 2-3% Aspect: SE Groundwater Type: perm @ 60"  
 Other Site Notes: \_\_\_\_\_

**SYSTEM SPECIFICATIONS**

Design Flow: 450 gpd  
 Initial System: Bottomless sand filter Treat. Std. (if applicable): \_\_\_\_\_  
 Disposal Facility: 360 linear feet/square feet Maximum Depth: + 6 inches Minimum Depth: \_\_\_\_\_ inches  
 Replacement System: \_\_\_\_\_ Treat. Std. (if applicable): \_\_\_\_\_  
 Disposal Facility: \_\_\_\_\_ linear feet/square feet Maximum Depth: \_\_\_\_\_ inches Minimum Depth: \_\_\_\_\_ inches  
 Special Conditions: \_\_\_\_\_

Township: 45 Range: 10W  
Owner/Applicant: Carnes  
Inspection Date(s): 9-18-08

Section: 6BC Property ID: 14900  
Evaluator: Chidlow  
Application Number: \_\_\_\_\_





TIERRA DEL MAR WATER CO.

26600 Sandlake Road

Ph : (503) 965-5140

Cloverdale, Oregon 97112

Friday, April 8, 2022

To: Tillamook Dept. of Community Development  
1510-B Third Street  
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

The street address is: \_Legal:\_\_\_ Lots 1-2 and northern portion of lot 3, block 5  
4S1006BC\_\_\_\_\_

The name of record in our files is:

~~Carl Coffman~~ ←

APPLICANT CORRECTION: Please note that the property owner is Robert Taylor.

If you have any questions or need additional information, please contact me.

Sincerely,

Owen G. Miller Jr.  
President

E-Mail: tierradelmarwaterco@gmail.com  
Phone: 503.965.5140

CC: Property Owner



**NESTUCCA RURAL FIRE PROTECTION DISTRICT**  
30710 Highway 101 South  
Cloverdale, Oregon 97112

**Fire District Review & Approval Form**

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 4S 10W 6bc 14900

Water Source:  Water District Tierra Del Mar  
 Well \*  Creek \*  Spring \*

\* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

\*\*\*\*\* **Fire District to complete information below** \*\*\*\*\*

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
  - Road Gradient is less than 10%  Road width clearance of 20'
  - Road Gradient is between 10-15%  Road height clearance of 13'6"
- The road access is not passable for Emergency Vehicles
  - Road Gradient is greater than 15%  Private Bridge does not meet GVW
  - Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
  - Residence is within 1,000' of hydrant  Available water per NFPA 1142
  - Sprinkler system installation  Fire wall installation to reduce size
- There is not adequate water available to the property for Fire Suppression
- Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC,

Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

I have reviewed the information regarding the property listed above.

**\*\*\*Failure to follow codes may inhibit the ability to provide suppression\*\*\***

Printed Name: James Oeder

Signature *James Oeder*

Title: Fire Chief

Date: 11/13/2023



# EXHIBIT C

## Sheila Shoemaker

---

**From:** Jasper Lind  
**Sent:** Tuesday, May 28, 2024 9:08 AM  
**To:** Sheila Shoemaker  
**Subject:** RE: Conditional Use Review 851-24-000203-PLNG

Hello Sheila,  
Public Works has no objection to this conditional use. We will keep an eye out for their road approach application.  
Thank you,



**Jasper Lind** | Engineering Technician  
TILLAMOOK COUNTY | Public Works  
503 Marolf Loop  
Tillamook, OR 97141  
Phone (503)842-2032 ext. 3104  
[Jasper.Lind@tillamookcounty.gov](mailto:Jasper.Lind@tillamookcounty.gov)

---

**From:** Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>  
**Sent:** Friday, May 24, 2024 10:51 AM  
**To:** Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>  
**Subject:** Conditional Use Review 851-24-000203-PLNG

Please find attached the Conditional Use Review for review and any comments.

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](mailto:Sheila.Shoemaker@tillamookcounty.gov)

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*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.*