



Land of Cheese, Trees and Ocean Breeze

CORRECTION NOTICE TO CONFIRM APPLICATION NUMBER
RESOURCE ZONE EXCEPTION #851-24-000331-PLNG: MARTIN
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: August 5, 2024

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

#851-24-000331-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 20-foot setback from the north (side) property line to allow for the placement of a residential structure (single-family dwelling).

The subject property is located east of the unincorporated community of Beaver, accessed via a private easement off of Upper Nestucca River RD, a County Road and designated as Tax Lot 301 in Section 01 of Township 4 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner is James P. Martin.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 19, 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 August 20, 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 sshoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

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

...

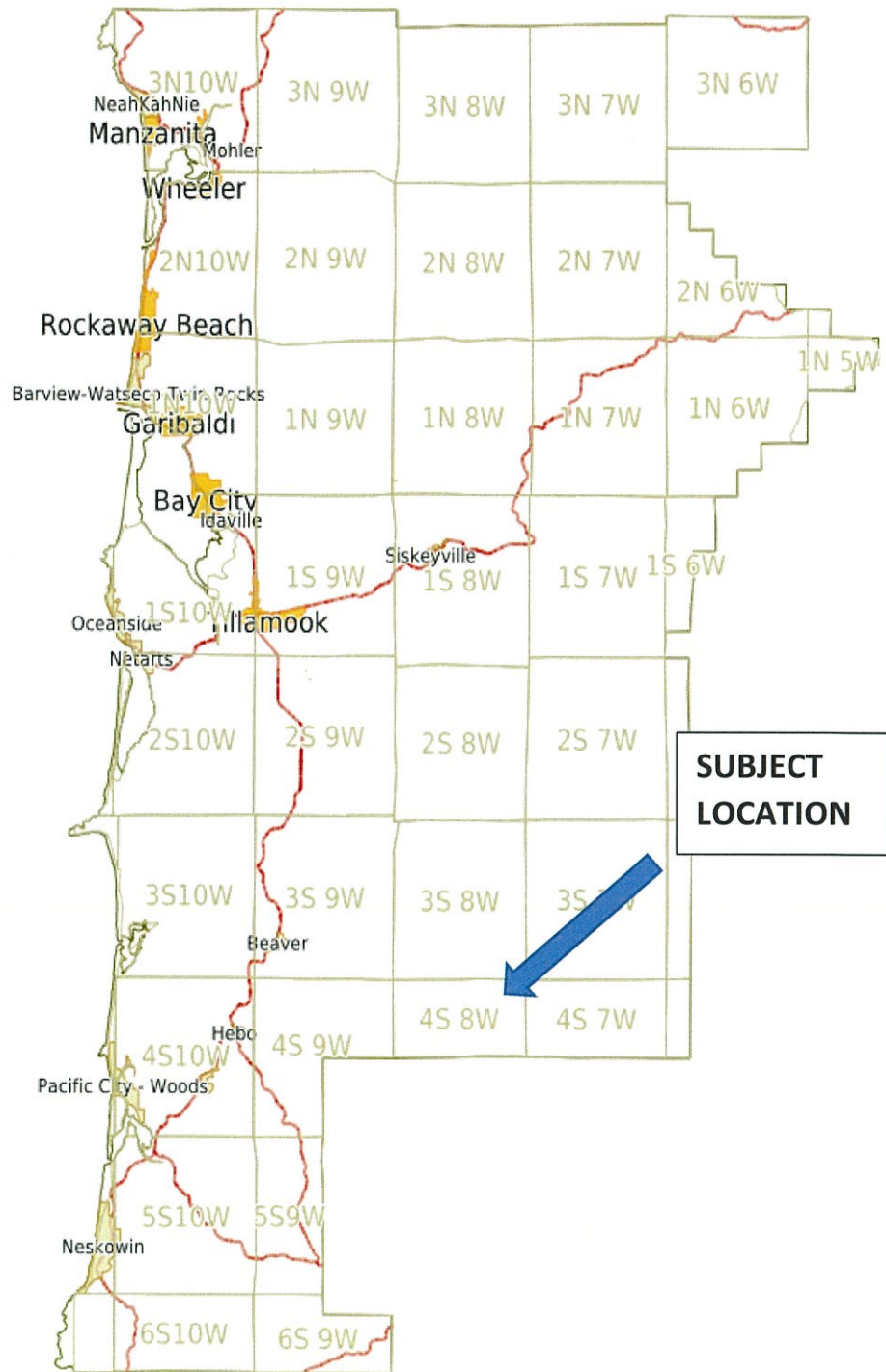
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be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

...

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

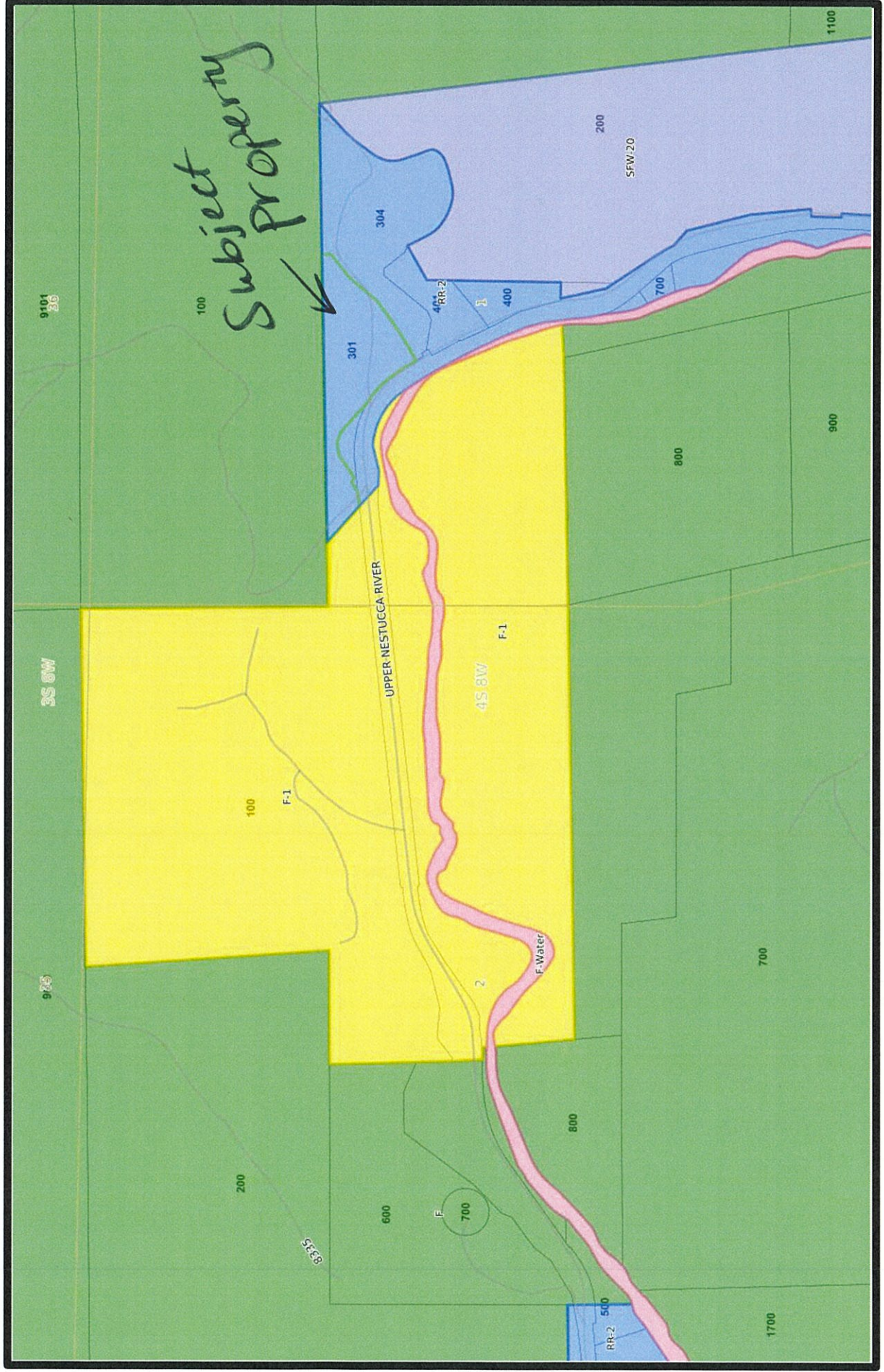
EXHIBIT A

VICINITY MAP



#851-23-000128-PLNG:
Martin

Map

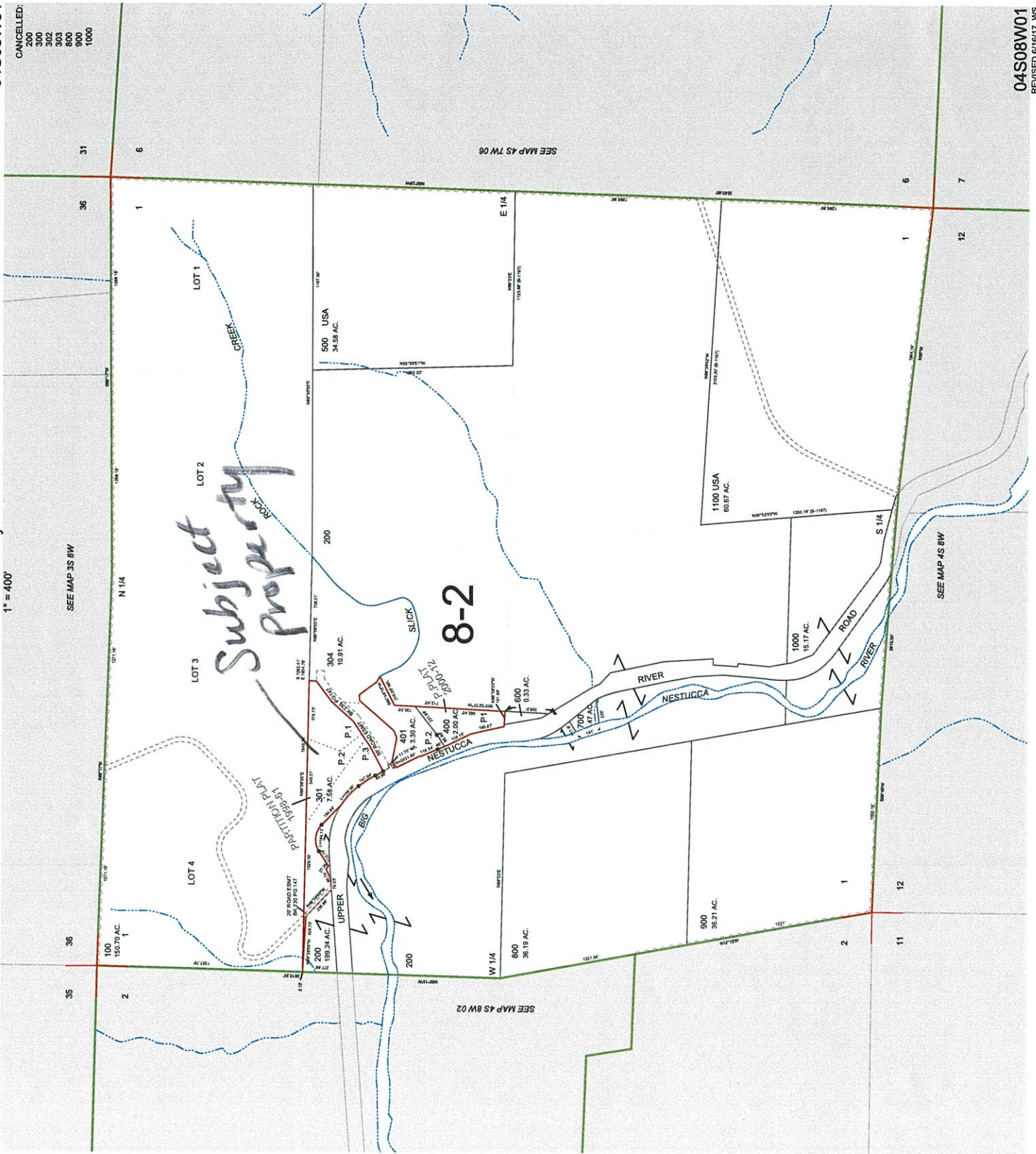


FOR ASSESSMENT AND TAXATION ONLY; NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 1 T.4S. R.8W. W.M.
Tillamook County
1" = 400'

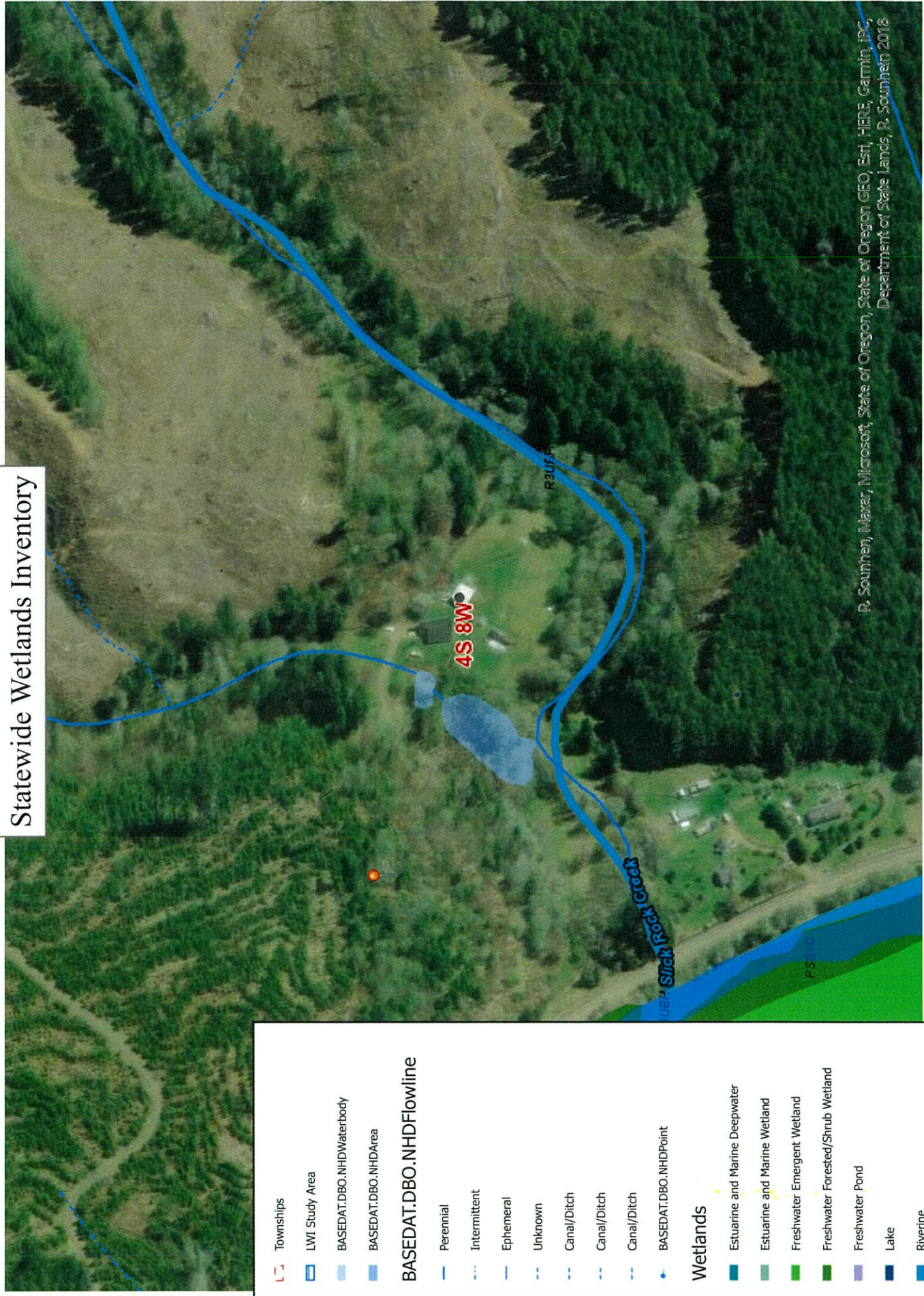
04S08W01

CANCELLED:
200
300
303
800
900
1000



04S08W01
REVISED 6/16/17, WS

Statewide Wetlands Inventory



- Townships
 - LWI Study Area
 - BASEDAT.DBO.NHDWaterbody
 - BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
- Perennial
 - Intermittent
 - Ephemeral
 - Unknown
 - Canal/Ditch
 - Canal/Ditch
 - Canal/Ditch
 - BASEDAT.DBO.NHDPoint
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
 - SWT Agate-Winlo Soils

R. Souphen, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Est, HERE, Garmin, IBC, Department of State Lands, R. Souphen 2018

National Flood Hazard Layer FIRMette

123°37'31"W 45°15'31"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

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

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

GENERAL STRUCTURES

- 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

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

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 8/1/2024 at 4:54 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.



123°36'54"W 45°15'16"N

1:6,000

Feet



Geologic Hazard Area



EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	JUN 10 2024
	BY: <i>Coluber-SS</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<i>SS</i>
Receipt #:	<i>138035</i>
Fees:	<i>1,345.00</i>
Permit No:	851- <i>24-000331</i> -PLNG

Applicant (Check Box if Same as Property Owner)

Name: *James Martin* Phone: *503 812 7858*
 Address: *8985 Mill creek rd*
 City: *Tillamook* State: *OR* Zip: *97141*
 Email: _____

Property Owner

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

Request:

To build a dwelling + shop space within a 100' set back zone.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- 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: *Upper Nestucca River rd Tillamook*
 Map Number: *45* *8* *01* *301*
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): *James Martin* Date: *May 10, 2024*
 Applicant Signature: *James Martin* Date: _____

- A maintained space of 20 ft of gravel between property line + building

- keep clean + maintained safety zones, and defensible space around building + along property line. maintain existing shrubs and trees.

- property corners are flagged + visible to identify property lines.

