



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-25-000158-PLNG: FINNELL

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

June 27, 2025

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 June 27, 2025.

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 **July 9, 2025**. Unless appealed, the effective date of this decision shall be June 27, 2025.

Request: Conditional Use request for the construction of an accessory structure without an on-site primary structure, a single-family dwelling.

Location: The subject property is located east of the unincorporated community of Beaver, accessed off of Blaine Road, a County Road and designated as Tax Lot 2200 in Section 29 of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2 Acre (RR-2)

Applicant &


Property Owner: Erick & Jessica Finnell, 21804 Blaine Road, Beaver, OR 97108

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/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 and required setbacks, shall be provided at the time of Consolidated Building/Zoning Permit.
4. The applicant/property owner shall adhere to applicable development standards in TCLUO Section 3.010: Rural Residential 2-Acre zone.
5. Development of the property shall adhere to the applicable development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
6. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
7. The applicant/property owner shall submit a fire letter not older than one year from the Nestucca Rural Fire District to the Department at the time of Consolidated Building/Zoning Permit submittal.
8. This approval shall be void on June 27, 2027, unless implementation 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 #851-25-000158-PLNG: FINNELL
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: June 27, 2025

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sheila Shoemaker, Land Use Planner *SS.*

I. GENERAL INFORMATION:

Request: Conditional Use request for the construction of an accessory structure without an on-site primary structure, a single-family dwelling (Exhibit B).

Location: The subject property is located east of the unincorporated community of Beaver, accessed off of Blaine Road, a County Road and designated as Tax Lot 2200 in Section 29 of Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2 Acre (RR-2)

**Applicant
and Property**

Owner: Erick & Jessica Finnell, 21804 Blaine Road, Beaver, OR 97108

Property Description: The subject property contains .73 acres, is triangular in shape, relatively flat and vegetated with trees, grasses and shrubs. The subject property is currently unimproved (Exhibit A).

The subject property is within a Geologic Hazard Area as identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79 (Exhibit A). The subject property is not located within area of special flood hazard per FEMA Firm #41057C0745F dated September 28, 2018, and does not contain wetlands (Exhibit A). The southwest property line abuts the Nestucca River.

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. Section 3.010: Rural Residential 2 Acre (RR-2)
- B. Section 4.130: Development Requirements for Geologic Hazard Areas
- C. Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization
- D. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.010: Rural Residential 2 Acre (RR-2)

PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

(3) USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

...

(g) Accessory structures or accessory uses without an on-site primary structure.

Findings: Staff finds that conditional use approval is required for the construction of an accessory structure without an on-site primary use (dwelling) in the RR-2 zone.

B. Section 4.130: Development Requirements for Geologic Hazard Areas

(2) The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

a) All lands partially or completely within categories of "high" and "moderate" susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;

b) All lands partially or completely within categories of "high" and "moderate" susceptibility to deep landslides as mapped in DOGAMI Open File Report O-20- 13, Landslide hazard and risk study of Tillamook County, Oregon;

...

(f) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.

...

- *The average existing slope of the building footprint or area to be disturbed measured from the highest to lowest point within the footprint or area to be disturbed is 29 percent or greater for properties 20,000 square feet or larger.*

...

Findings: The subject property contains mapped areas with susceptibility to landslides as identified by DOGAMI Open File report O-20-13 (Exhibit A). The site has been cleared of trees and brush, is relatively flat with a gradual slope southwest towards the Nestucca River (Exhibit A & B). Staff finds development within the mapped areas is subject to applicable standards of TCLUO 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been made to ensure development adheres to the applicable standards of TCLUO Section 4.130.

C. Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

(b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.

(c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: A 50-foot riparian setback from the Nestucca River, a coastal lake, is required for development. Staff finds per the submitted applicants site plan; the proposed development of the accessory structure will be outside the 50-foot perimeter for the Nestucca River (Exhibits A & B). County records dated August 27, 2024 consisting of an email and photos from the Oregon Department of Fish and Wildlife (ODFW) confirm site has been cleared of vegetation and delineate the riparian setback area (Exhibit A).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development on the subject property. Staff finds that this requirement can be met through compliance with Conditions of Approval.

D. 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 mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on May 6, 2025. No 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 construction of an accessory structure without an on-site primary structure, a single-family dwelling. As stated above, the use is permitted conditionally in the RR-2 zone.

Staff concludes criterion has been met.

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

Findings: Staff finds that the proposed use is permitted conditionally in the RR-2 zone of the Tillamook County Land Use Ordinance. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan. Staff concludes this criterion has been met.

Staff concludes criterion has been met.

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

Findings: The subject property is triangular in shape, contains approximately .73 acres and is accessed off Blaine Road, a County Road (Exhibit A). According to Tillamook County Assessor's records, the subject property is unimproved vacant land (Exhibit A). There is no wetland present on the property and is not in the flood hazard overlay zone (Exhibit A). The property is relatively flat with a gradual slope southwest towards the Nestucca River (Exhibit A & B). Applicant is proposing to construct the accessory structure in an area of the property that has minimal slope and will exceed the riparian setback standards, with a proposed setback of over 50-feet (Exhibit B).

Given the shape, and the generally flat topography of the property, Staff finds that the subject property can be suitable for the proposed construction of an accessory structure.

Staff concludes criterion has been met.

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: Adjacent properties are also zoned RR-2 as depicted on the zoning map included in "Exhibit A" of this report. Existing uses in the vicinity consist primarily of single-family residences. Applicant adds that the structures use, location, and access point will not interfere with, impair or prevent use of surrounding properties (Exhibit B). Applicant's site plan demonstrates all uses will continue to take place on the subject property and that the property is of adequate size to accommodate the proposed accessory structure in a manner that ensures permitted uses on adjacent properties are not impacted in the manner described in the criterion above.

Given the existing uses in the area and size of the subject property in relation to the proposed use, Staff finds that the construction of an accessory structure on the subject property will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents surrounding landowners

from developing their properties consistent with permitted uses in the underlying zones within this vicinity.

Staff concludes criterion has been met and can be met through the Conditions of Approval.

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

Findings: None such systems are known to exist in the area. Staff conclude this criterion has been 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: Long-established existing public facilities and services in this area include Nestucca Rural Fire District, Tillamook County Sheriff and Tillamook County Public Works, and Tillamook People's Utility District (PUD). Applicant states the proposed request is timely and that septic approval has been approved and will be installed during property development. Applicant also provided a Nestucca Rural Fire approval letter, water verification letter from the Oregon state Water Resource Department and an approved road approach permit from Tillamook County Public Works Department (Exhibit B).

Given the existence of public services and facilities in the area in relation to the proposed construction of an accessory structure without an on-site primary structure, a single-family dwelling. 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 is met and can be met through compliance with the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on July 9, 2025.**

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. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/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 and required setbacks, shall be provided at the time of Consolidated Building/Zoning Permit.
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7. The applicant/property owner shall submit a fire letter not older than one year from the Nestucca Rural Fire District to the Department at the time of Consolidated Building/Zoning Permit submittal.
8. This approval shall be void on June 27, 2027, unless implementation of approved plans has begun, or an extension is requested from, and approved by this Department.

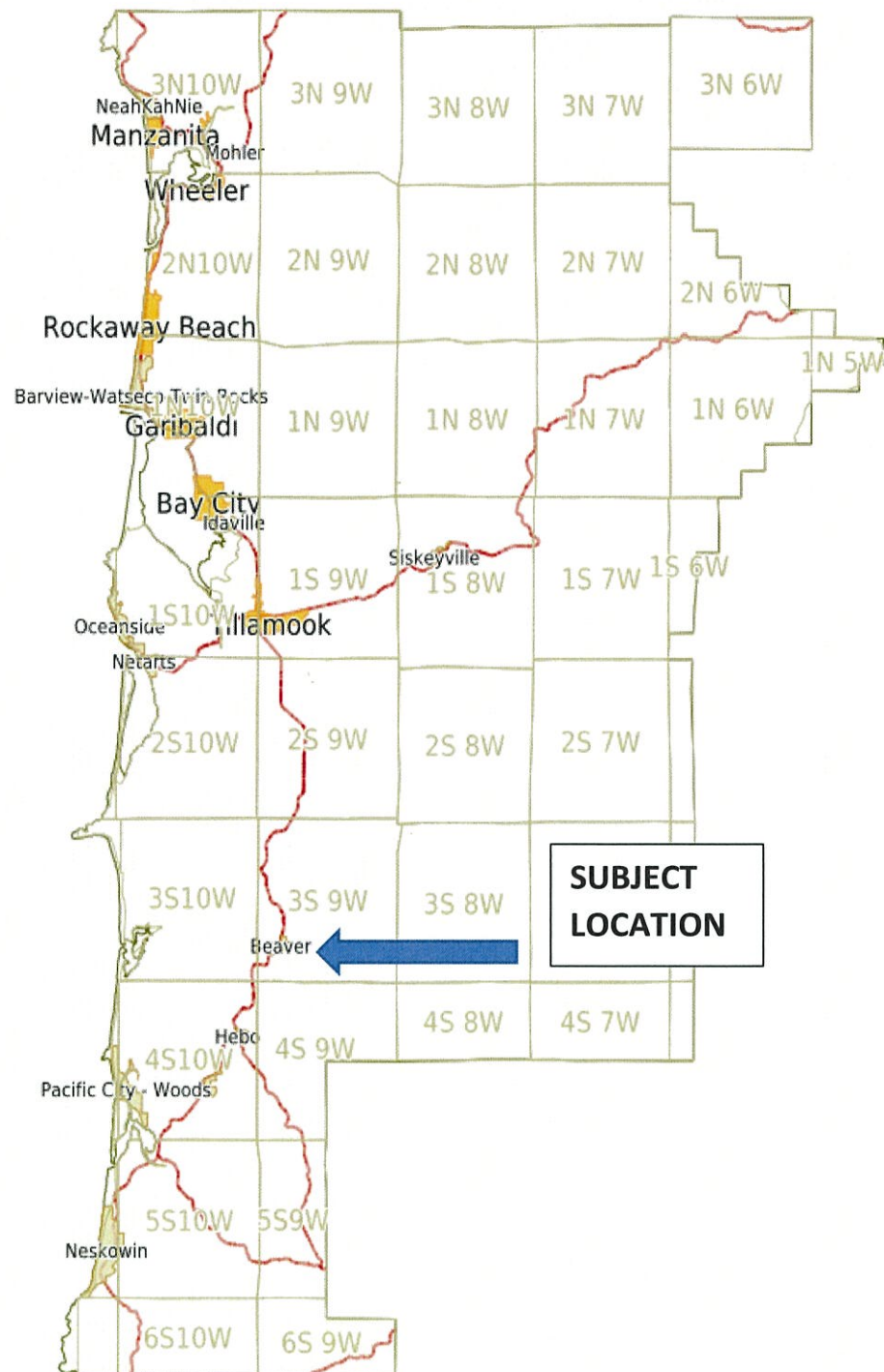
VI. EXHIBITS

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

- A. Location map, Assessor's summary, Zoning map, FEMA Firm, NWI Map, County Records
- B. Applicant's submittal

EXHIBIT A

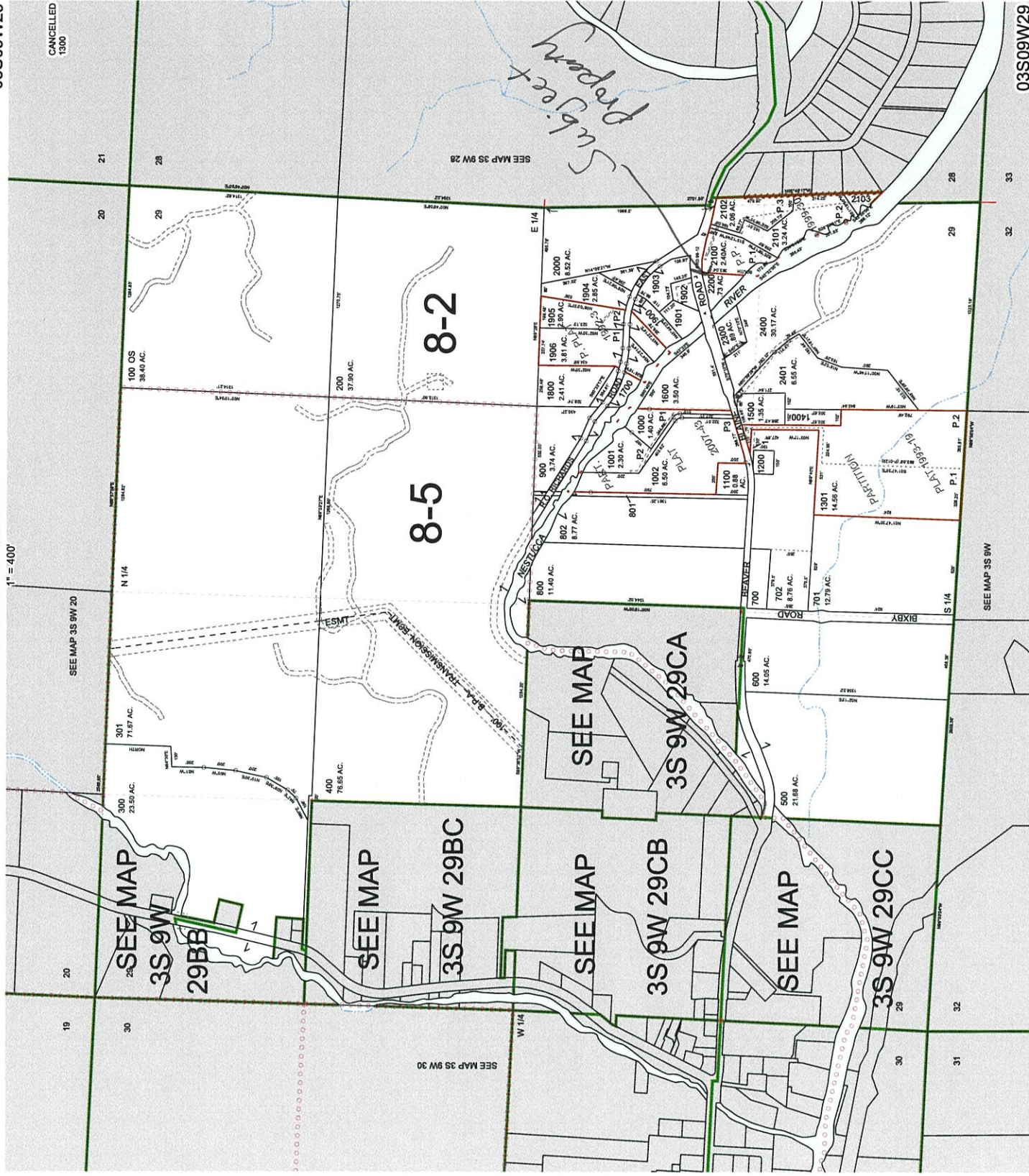
VICINITY MAP



#851-25-000158-PLNG:
FINNELL

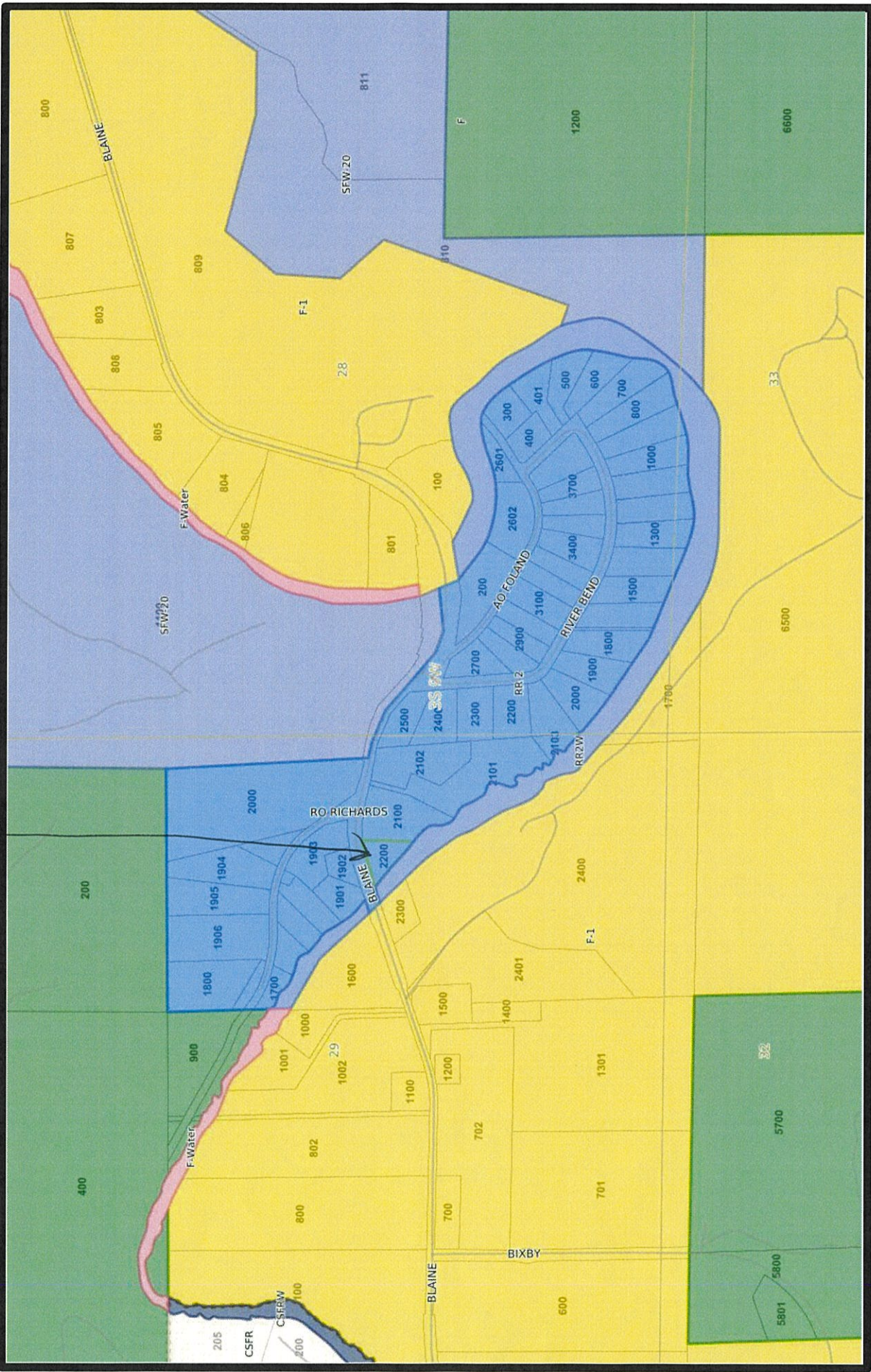
CANCELLED
1300

03S09W29
Revised 5/11/22, WS



Map

Subject Property



Tillamook County
2024 Real Property Assessment Report
Account 202391

Map 3S09290002200
Code - Tax ID 0802 - 202391

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing FINNELL, ERICK & JESSICA
21804 BLAINE RD
BEAVER OR 97108

Deed Reference # 2023-2038
Sales Date/Price 05-01-2023 / \$0
Appraiser ROBERT BUCKINGHAM

Property Class 400 MA SA NH
RMV Class 400 06 WF 603

Site	Situs Address	City
	21775 BLAINE RD	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
0802	Land	77,630		Land	0
	Impr	0		Impr	0
Code Area Total		77,630	43,220	43,220	0
Grand Total		77,630	43,220	43,220	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>		RR-2	Market	96	0.73 AC		77,630
Code Area Total							0.73 AC		77,630

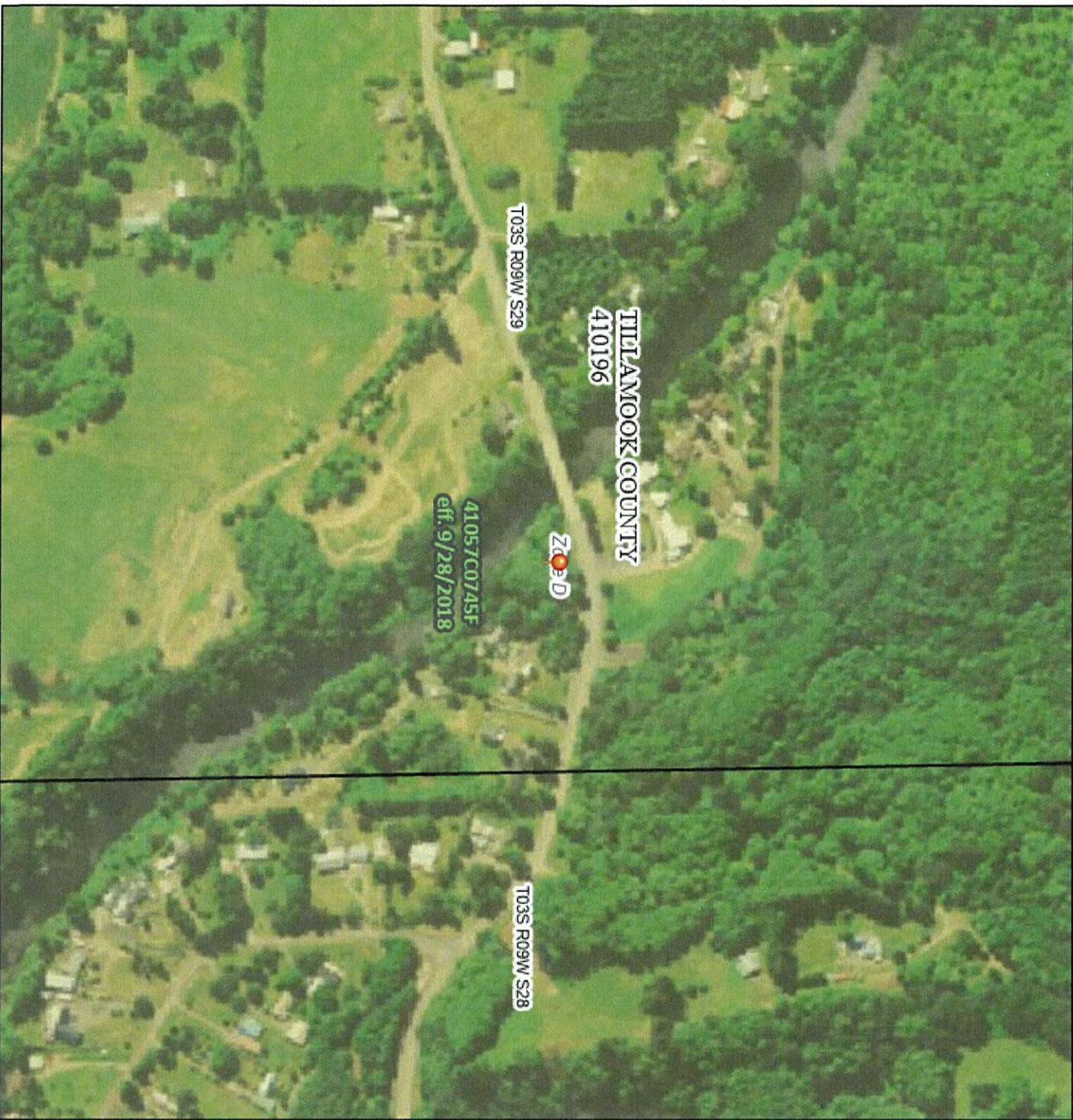
Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Comments 01/23/17 - Reappraised land; tabled values. Updated size per GIS calculations. RBB

National Flood Hazard Layer FIRMeTte



123°48'43"W 45°16'52"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
Effective LOMRS
Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transsect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transsect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

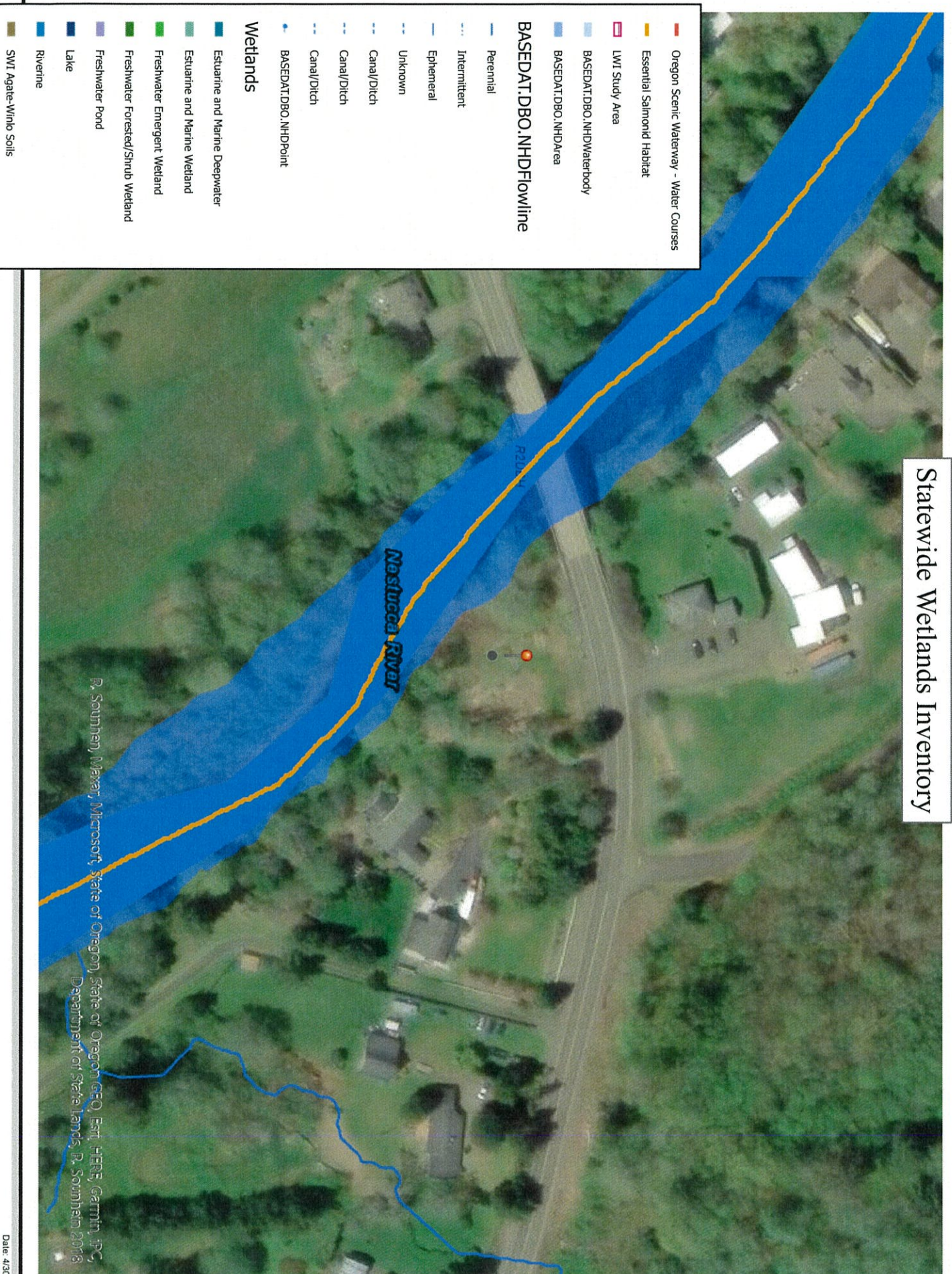
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **4/30/2025 at 8:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

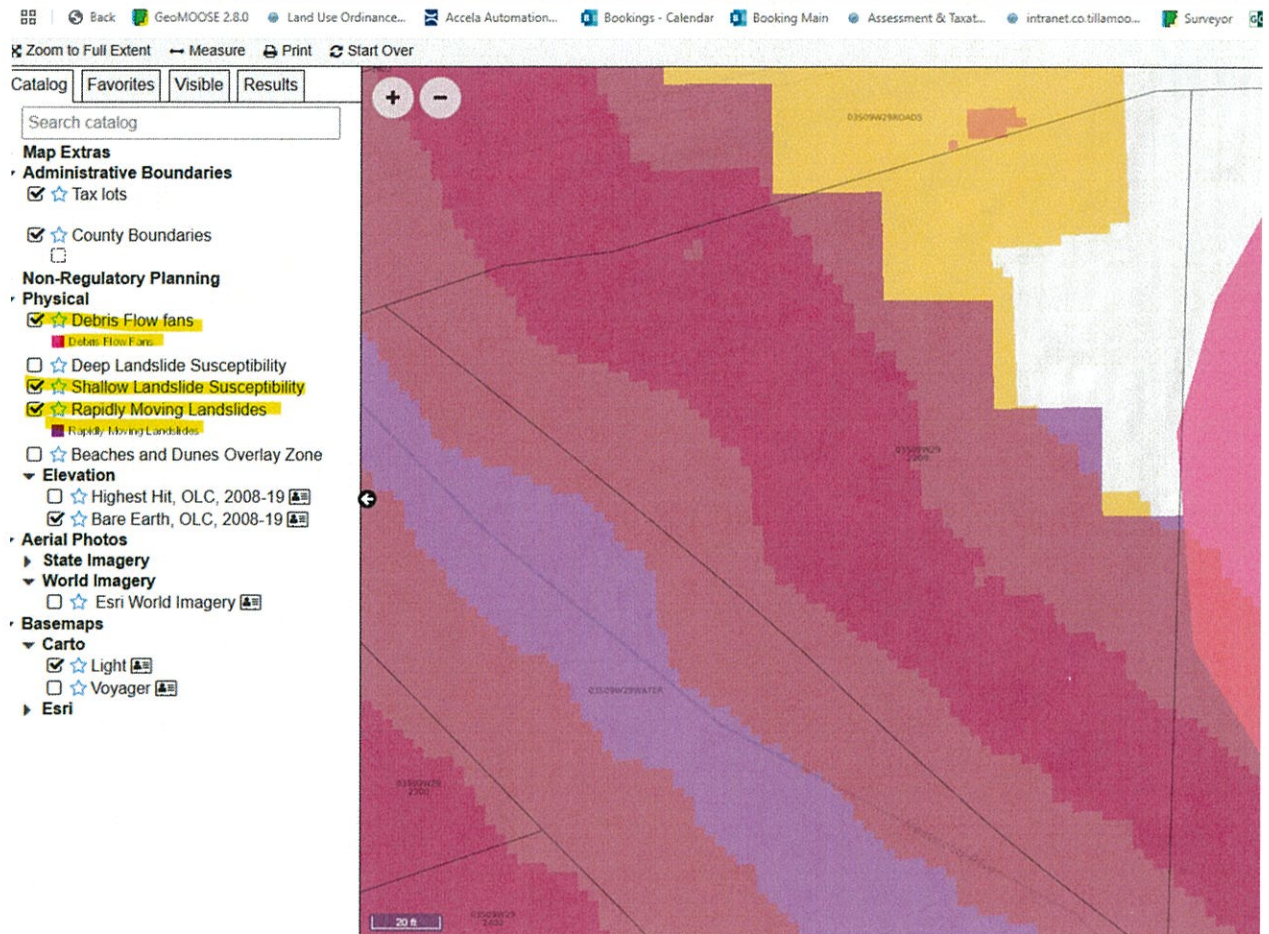
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Statewide Wetlands Inventory



R. Sonnen, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, PC, Department of State Lands, R. Sonnen 2018

Geologic Hazard Area



Sheila Shoemaker

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Tuesday, August 27, 2024 3:56 PM
To: Sheila Shoemaker; Melissa Jenck; Allison Chase
Cc: FINNELL Erick R * ODF
Subject: EXTERNAL: 21775 Blaine Rd.
Attachments: 21775 Blaine Rd.jpg; PXL_20240826_202904639.jpg; PXL_20240826_202824996.jpg; PXL_20240826_202744636.jpg

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

I measured the 50 foot setback at this property along the Nestucca River. The approximate setback line is shown on the attached aerial. Note the property has been cleared of trees (including one within the setback) and brush, so it looks different now than what is visible on the Google Maps photo. Attached photos show the flags marking the setback (need to zoom in to see better). Let me know if you have any questions.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)



Blaine

Blaine Rd

Blaine Rd

21775

Nestucca River





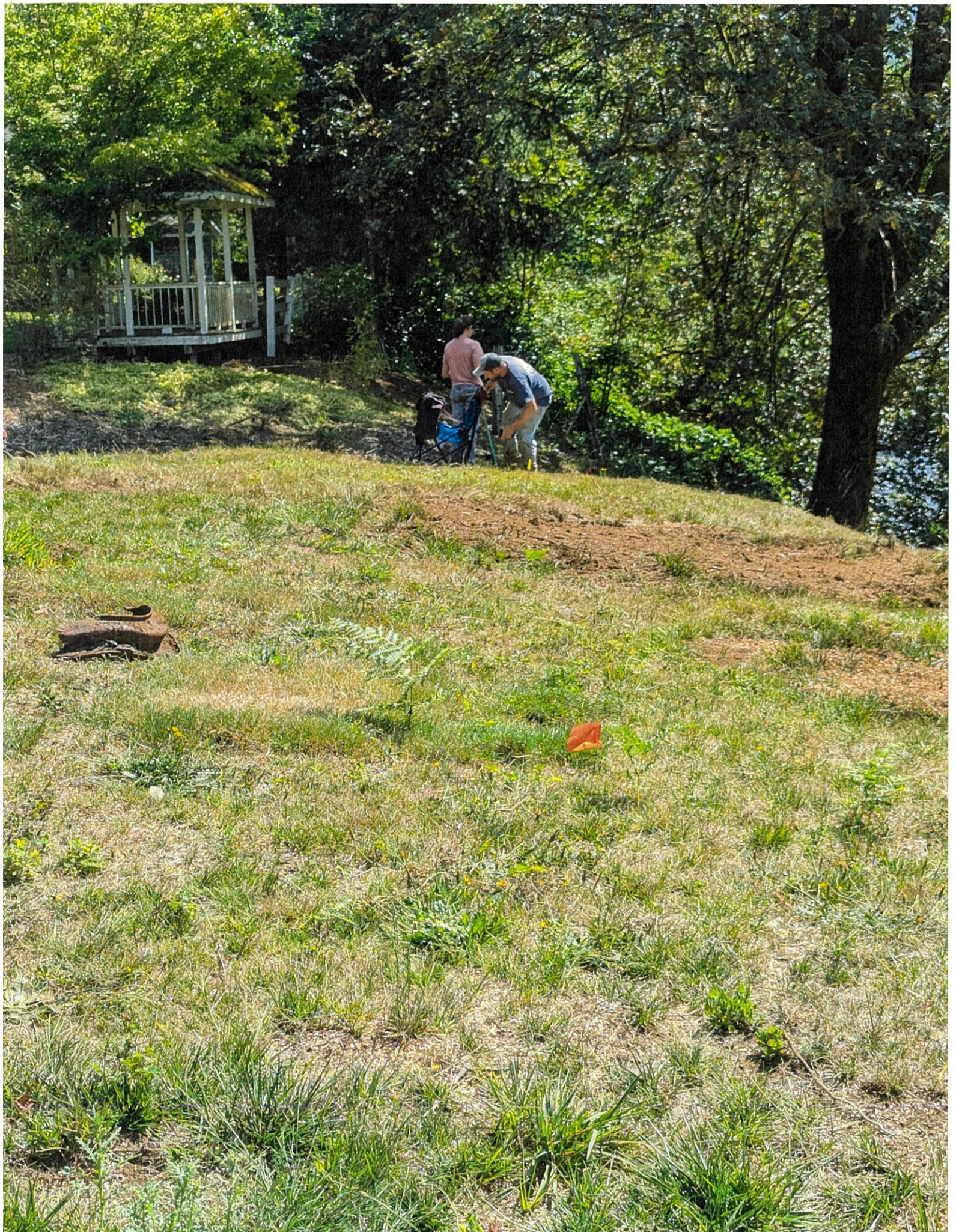


EXHIBIT B



PLANNING APPLICATION



Applicant ☒ (Check Box if Same as Property Owner)

Name: Erick & Jessica Finnell Phone: 503-812-0326

Address: 21804 Blaine Rd

City: Beaver State: OR Zip: 97108

Email: finnellerrick@gmail.com

Property Owner

Name: Erick & Jessica Finnell Phone: 503-812-0326

Address: 21804 Blaine Rd

City: Beaver State: OR Zip: 97108

Email: finnellerrick@gmail.com

OFFICE USE ONLY

Date Stamp

☐ Approved ☐ Denied

Received by: SS

Receipt #: 142561

Fees: 1,300.00

Permit No:

851-25-000158-PLNG

Request: To construct accessory structure prior to home structure

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

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

Location:

Site Address: 21775 Blaine Rd, Beaver, OR 97108

Map Number:

3S

Township

9W

Range

29

Section

2200

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)

Applicant Signature

3-31-2025

Date

3-31-2025

Date

Type II Conditional Use Review

Applicant/Owner: Erick and Jessica Finnell

Seeking approval for construction of an accessory building

Location: 21775 Blaine Rd Beaver, OR 97108

3S-9W-29 Tax Lot 2200

- 1. Yes, RR-2 zoning ordinances do allow for accessory structures.**
- 2. Yes, the intended use is consistent with the applicable goals and policies of the Comprehensive Plan.**
- 3. Yes, this parcel is suitable for the accessory structure. The parcel size, shape, location, and topography will accommodate this structure (see site plan). The accessory structure meets all RR-2 required setbacks. Access to accessory structure will be off Blaine Rd through an approved Tillamook County road approach permit.**
- 4. Accessory structure will be used for personal storage and the preparation for construction of a new primary dwelling. The structure's use, location, and access point will not interfere with, impair or prevent use of surrounding properties.**
- 5. There are no solar energy systems, wind energy conversion systems, or windmills in the area to be affected by the proposed use.**
- 6. Yes, the proposed request is timely. There's easy access off Tillamook County's Blaine Road, water hookup is available at the neighboring property and will be installed during property development. Power is located at the front of the parcel and will be brought in by Tillamook PUD during property development. Septic has been approved and will be installed during property development.**



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 3S 09W 29 2200

Water Source: ☐ Water District Beaver
 xWell * ☐ 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

Title: Fire Chief

Signature *James Oeder*

Date: 03/20/2025



Land of Cheese, Trees and Ocean Breeze

1510 Third St. Suite B
Tillamook, Oregon 97141
(503) 842-3408

VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

TO: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) year from the date of issue.
The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 3S Range: 9 West Section: 29 Tax Lot(s): 2200

Situs address (if known): 21775 Blaine Rd, Beaver, OR 97108

According to records, the legal owner is/are: Eric & Jessica Fanell

Contact telephone number: 503-812-0326

Water Source: well - shared

Comments: Well ID # L 32981 - Domestic use, well located at T3S, R9W, Sec 29 Tax Lot #2200

Building permit applicants who will be using a private water source will be required to have District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75 shall be collected when a private water source verification is required. This fee is collected by Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki Hendricks
Nikki Hendricks

Oregon Water resources Department (OWRD)

Issue Date: 3.14.2029

3/31/25 SS \$75.00

Receipt #
142561



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Land of Trees, Cheese, and Ocean Breeze

February 27th, 2025

Erick & Jessica Finnell
21804 Blaine Road
Beaver, OR 97108

RE: Road Approach Permit #6901
Blaine Road - Beaver; Tillamook County Road #858
T03S R09W Sec. 29, Tax Lot #2200

Dear Erick & Jessica:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

This permit is issued to authorize the construction of one new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. The road approach approved under this permit is a preliminary to any permanent construction or installation which will be required to be reviewed and appropriate land use and development permits issued by the Tillamook County Department of Community Development.

No portion of the right of way of Blaine Road is to be used for overnight or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manner subject to condition #2 below.

This paved road approach may be no wider than 20 feet at the property line. An 18" wide double walled HDPE culvert is required for this approach.

Sight distance is a significant issue at this location (MP 0.98) due to the horizontal curves of the road. The recommended sight distance appears to be available to the west (ranged at 847'), but the visibility to the east is below the required minimum of 432' (ranged at 293'). There are cautionary "curves ahead" signs which include riders with the recommended safe speed of 35mph (MP 0.87) and 30mph (MP 1.47). However, the actual road design speed in this location is regulated by Oregon Basic Rule which allows for rural road speeds of up to 55mph where the *driver* considers it to be safe and prudent. A variance has been granted for this asymmetrical sight distance issue. However, in order to reduce the potential hazard that the vehicle speed and location visibility presents, **the property owner is required to install, maintain, and comply with a south facing 18"x24" retroreflective MUTCD standard "right turn only" sign** just south of their northern property line and east of their driveway. Alternatives to the right turn only sign design may only be approved in writing by Tillamook County Public Works.

By this reference, your signed application and proposed road approach plan are incorporated into this permit.

Road Approach permit #6901 is **Approved** with the following conditions:

1. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the road approach approved herein.
2. The applicant and their contractor mutually agree to fully indemnify, save harmless and defend Tillamook County, its commissioners, officers, employees and contractors from and against all claims and actions and all expenses incidental to the investigation and defense thereof, made or brought by any person, firm or corporation, based upon or arising directly or indirectly out of damages or injuries to their persons or their property, caused in whole or in part by

acts of commission or omission of their agents, employees, or licensees in connection with the work performed pursuant to this permit. Furthermore, the applicant and their contractor agree to promptly repair, at their sole expense, any damage to county property occasioned by their placement of the work referred to herein.

3. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.
4. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully.
5. No concrete work or landscaping is allowed in the County right of way without prior approval.
6. A retroreflective "right turn only" sign must be installed on private property (facing southerly) and be maintained in a visible state for all vehicles leaving the property through this permitted road approach. Removal or obfuscation of the sign shall void this road approach permit.
7. Notice of final completion must be provide to Tillamook County Public Works within 18 months of this permit being issued.

IT IS THE RESPONSIBILTY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

Before commercial use of the road approach, all improvements of the road approach shall be completed, except paving.
[As stated in Ordinance #44 on page 6 &7, Section V-E.]

Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way. All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday through Thursday.

Sincerely,



Jasper J. Lind
Engineering Technician II

Cc: Sheila Shoemaker, Department of Community Development, by email

Residential Road Approach Permit #6901

The road approach covered by this permit shall be built in accordance with Tillamook County Ordinance #44 & constructed with the following dimensions and specifications

Ordinance #44

Public Road Blaine Road
 Road Number 858
 Paved X Rocked _____
 Mile Post n/a Eng. Station n/a
 Side of Road South
 Ditch Flow: Ahead N/A Back N/A

Applicant Erick & Jessica Finnell
 Contractor OWNER'S CHOICE
 T = 3S R = 9W
 Section = 29
 Tax Lot = 2200

Ordinance #44 Plan View Dimensions

W = 20' R1 = 15'
 A ° = 90° Dd = N/A
 Drw = ± 18' R2 = 15'

Public Right of Way Width = 75'

Posted Traffic Speed B.R. MPH
 Intersection Distance 180 East
 Required Sight Distance N/A FEET

Observed Sight Distances

Right N/A Left N/A

Culvert Exst'g / Req'd YES

Culvert: N/A Concrete
N/A Corrugated Galvanized Metal
YES Corrugated HDPE Dual Wall

Length TBD Diameter 18"

PHASE INSPECTION (subgrade)

Date _____ BY _____

FINAL INSPECTION (culvert & rock placement)

Date _____ BY _____

PAVING INSPECTION (if required)

Date _____ BY _____

Base Fabric Required N (Y / N)

ROCK BASE: Size & Type 3" - 0"

Compacted Depth 9"

FINISH ROCK: Size & Type 3/4"-0"

Compacted Depth 3"

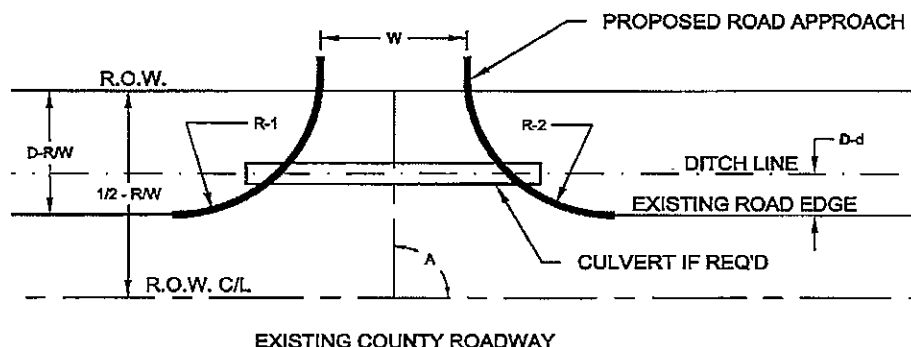
ASPHALT CEMENT PAVEMENT

Compacted Depth 3"

Number of Lifts 1 - 2

NOTE: All placed aggregates are to be free of bio-mass and compacted to 95% Dry Density

ROAD APPROACH PLAN VIEW



Application Permit No. RA 6901

Road No. 858

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: **SINGLE FAMILY RESIDENCE** ☒ **COMMERCIAL** ☐

TOWNSHIP 3S RANGE 9W WEST, W.M. SECTION 29 TAX LOT NO. 2200

Erick & Jessica Finnell

(NAME OF APPLICANT/PROPERTY OWNER)

21804 Blaine Rd. Beaver, OR 97108

(MAILING ADDRESS AND PHONE NUMBER)

finnellerick@gmail.com

(EMAIL ADDRESS)

21775 Blaine Rd. Beaver, OR 97108

(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

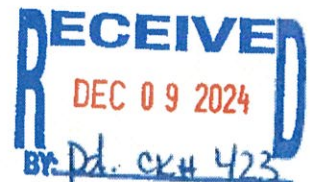
The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- ☒ The road right-of-way lines;
- ☒ The location of the traveled road in the road right-of-way;
- ☒ All existing and proposed road approaches;
- ☒ All existing and proposed structures;
- ☒ The existing and proposed drainage ditching and culverts
- ☒ The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

REVISED 01/2017



THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:

PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant **shall request an inspection for approval**, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant **shall request an inspection for approval**. **PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.**

FINAL PHASE: Paving. After the paving, the applicant **shall request a final inspection for approval**.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.


APPLICANT (PROPERTY OWNER ONLY)

12-29-24
DATE

FOR DEPARTMENT USE ONLY

APPLICATION APPROVED: 

PUBLIC WORKS DEPARTMENT

03/03/2025

DATE

PHASE II COMPLETION REQUIRED BY: _____

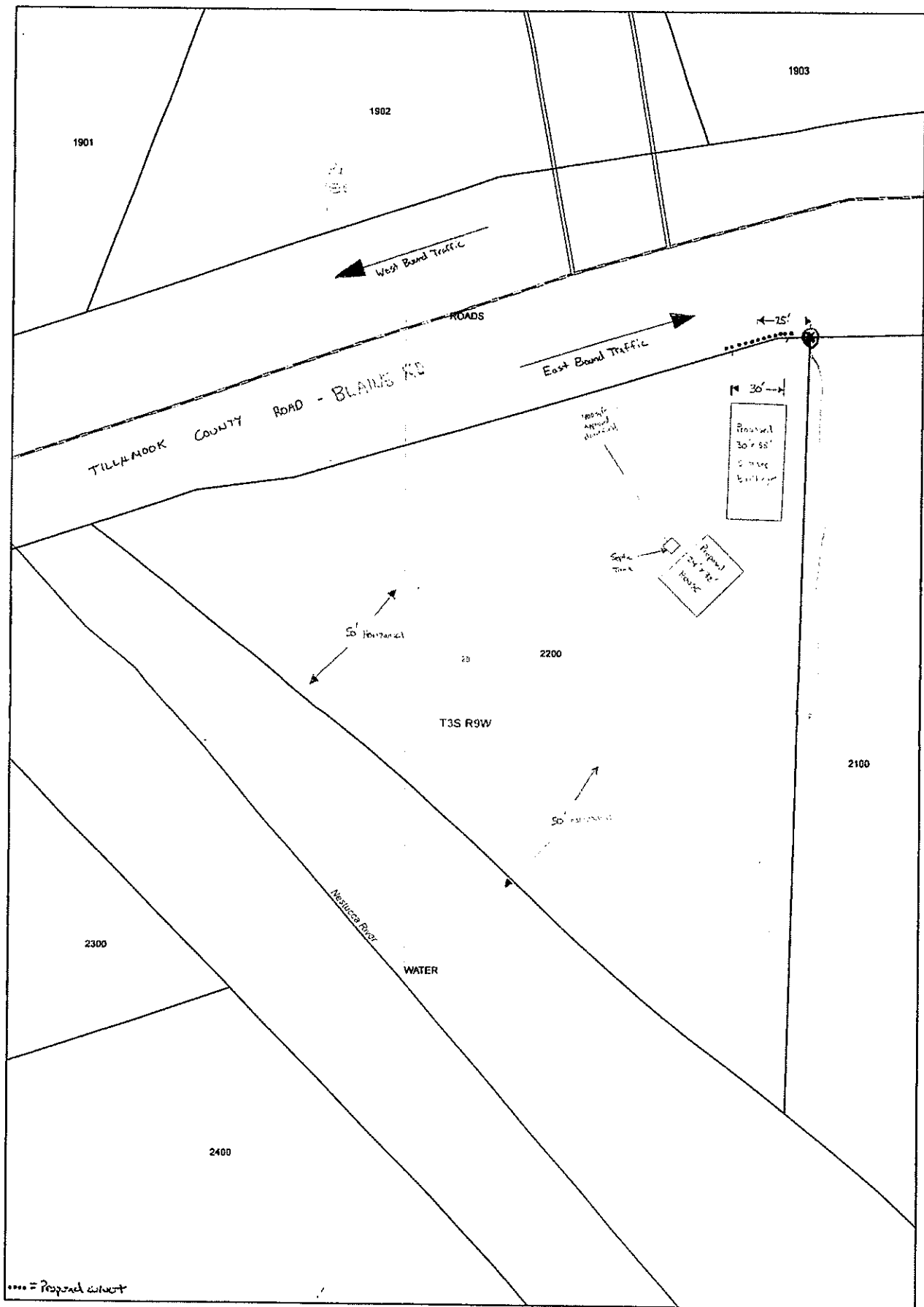
COMPLETED: _____

(Phase II must be completed prior to construction access)

FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: RA 6901

FINAL COMPLETION INSPECTED AND APPROVED: _____



⊙ = Nearest Property Corner

= Proposed Road Approach (30' width)

= Proposed Road Approach Centerline

= Existing drainage ditch

= 50' Right-of-Way

FINNELL ROAD APPROACH &
CONSTRUCTION PERMIT
Section 29
T3S, R9E, W.M.,
Tillamook County, OR

0 12.5 25 50 Feet

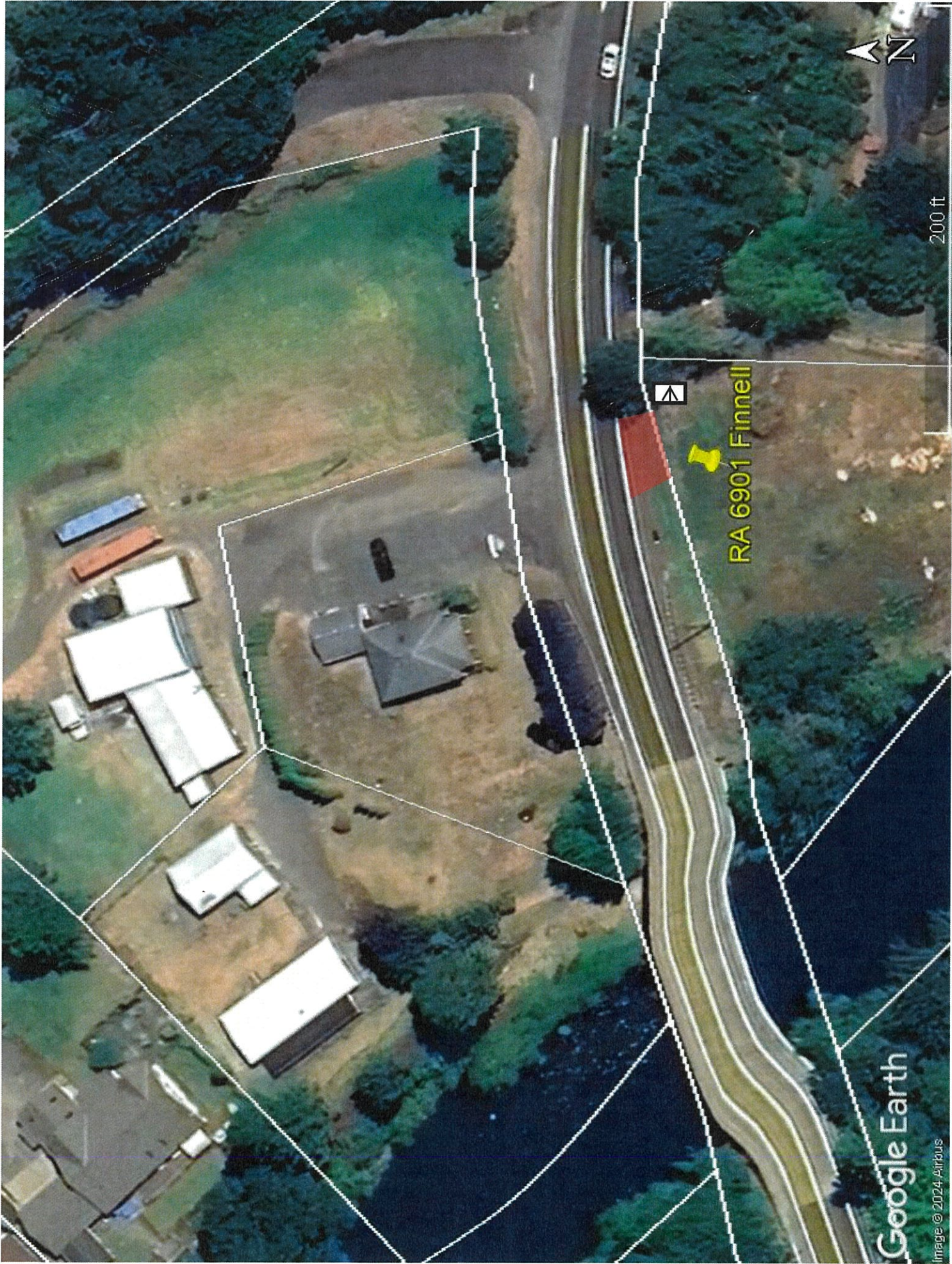
SCALE: 1 INCH = 50 FEET (1:500)





Google Earth

Image © 2024 Airbus



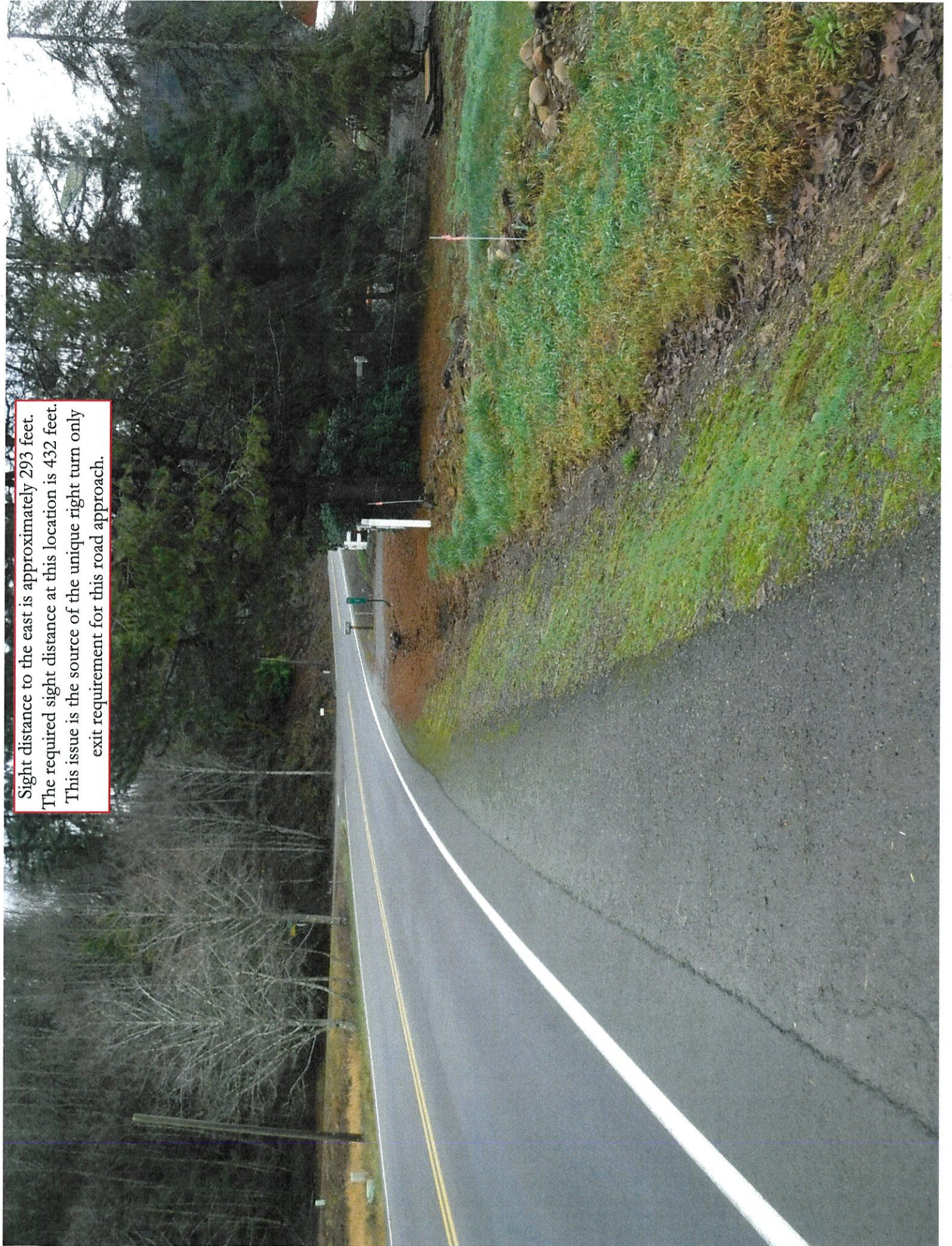
200 ft

RA 6901 Finnell

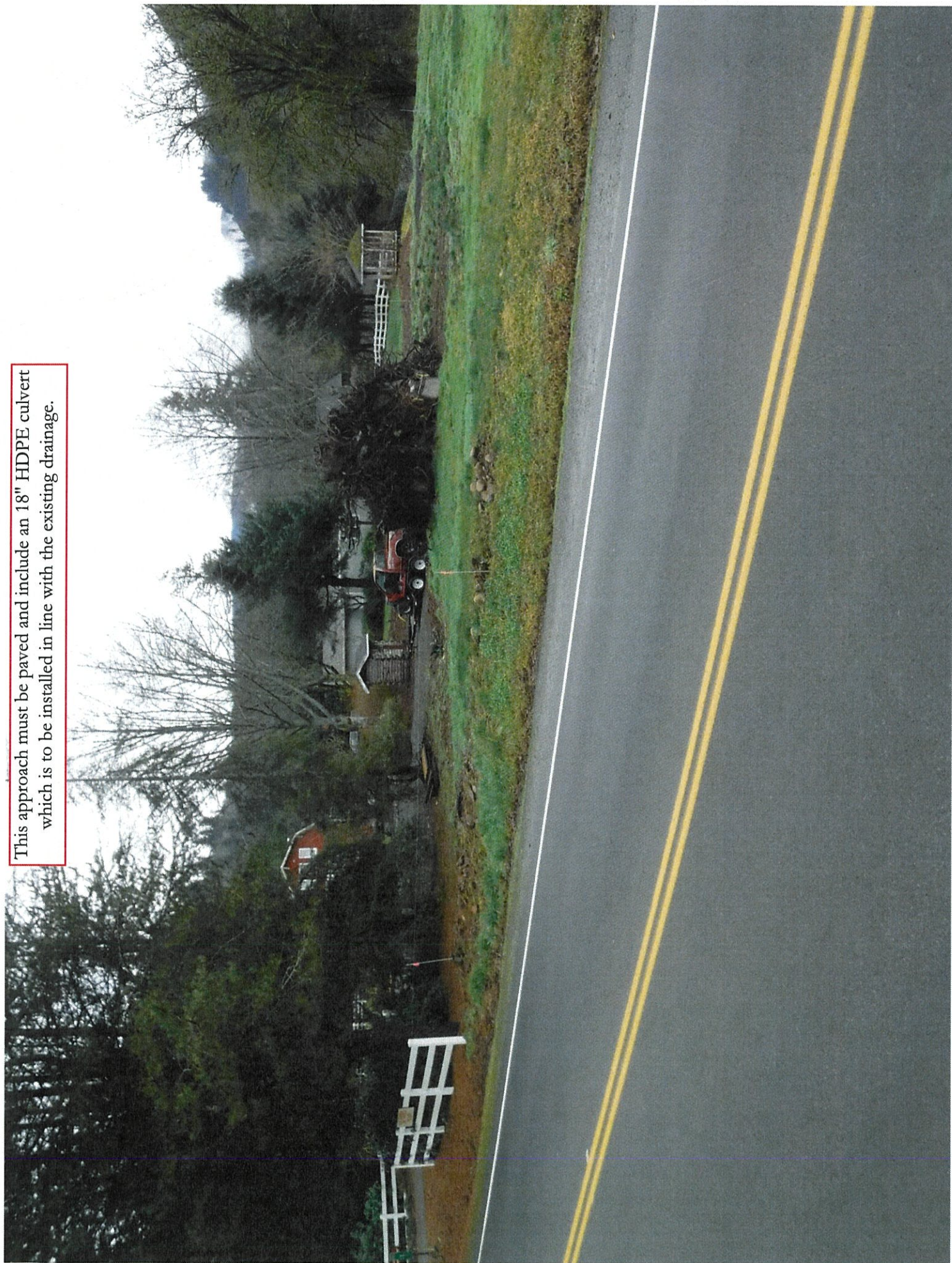
Google Earth

Image © 2024 Airbus

Sight distance to the east is approximately 293 feet.
The required sight distance at this location is 432 feet.
This issue is the source of the unique right turn only
exit requirement for this road approach.



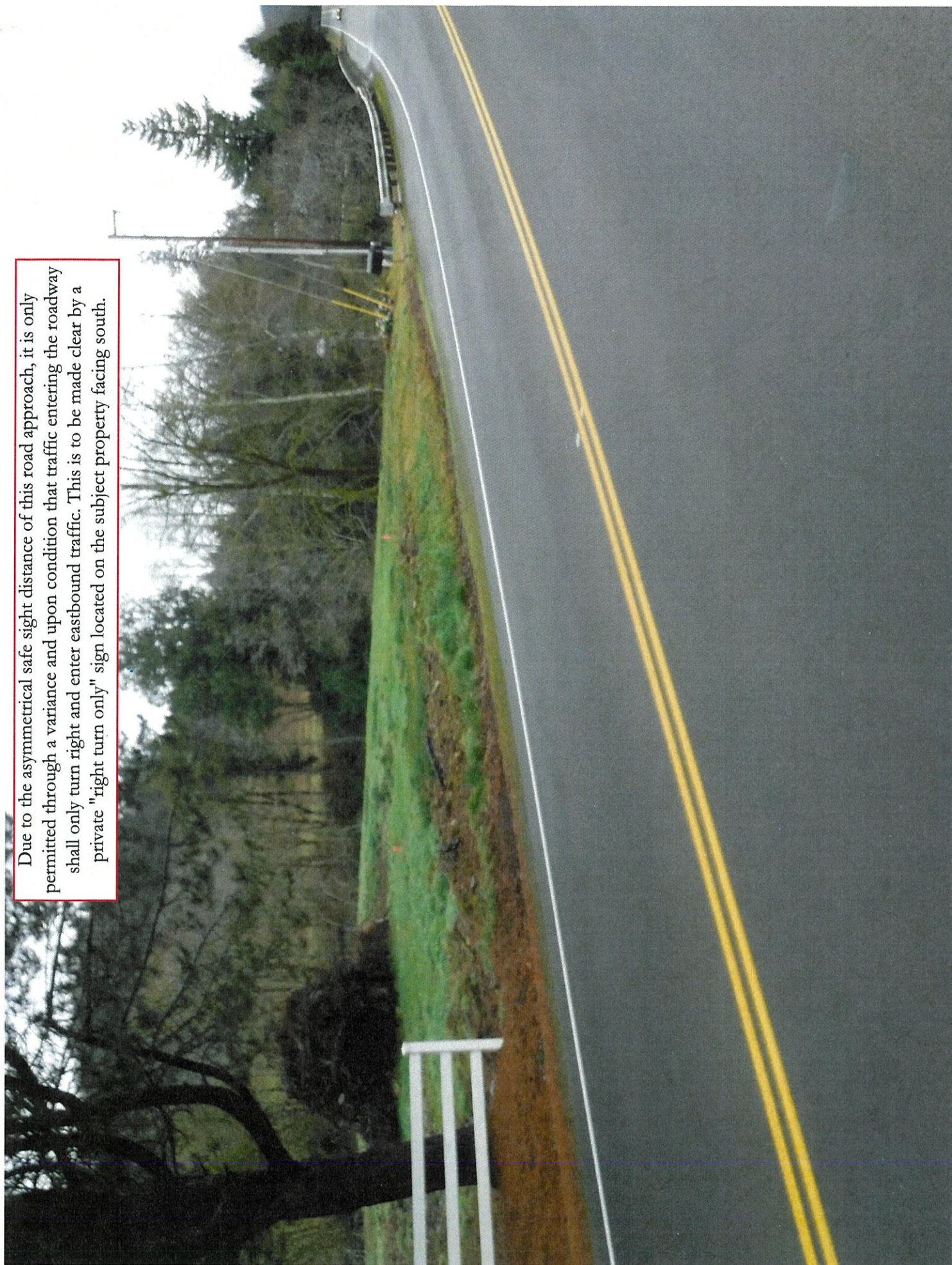
This approach must be paved and include an 18" HDPE culvert which is to be installed in line with the existing drainage.





The maximum width of a residential road approach at this location is 20 feet wide at the property line. This does not include the radius of the approach where it is still within the public right of way.

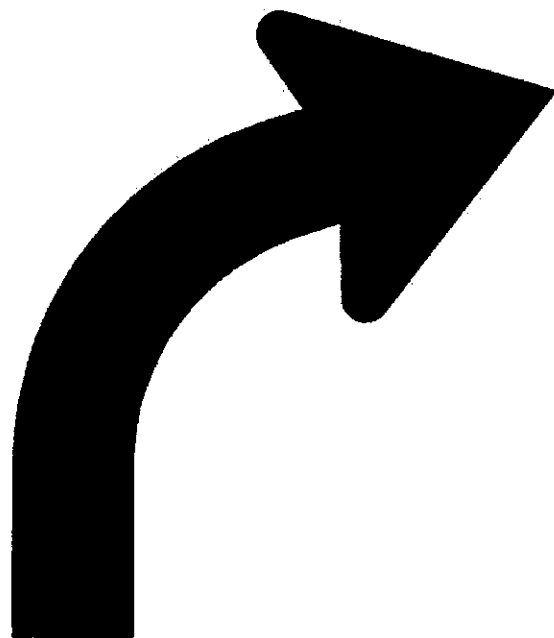
Due to the asymmetrical safe sight distance of this road approach, it is only permitted through a variance and upon condition that traffic entering the roadway shall only turn right and enter eastbound traffic. This is to be made clear by a private "right turn only" sign located on the subject property facing south.





Sight distance to the east was ranged at 847 feet.
The required sight distance at this location is 432 feet.

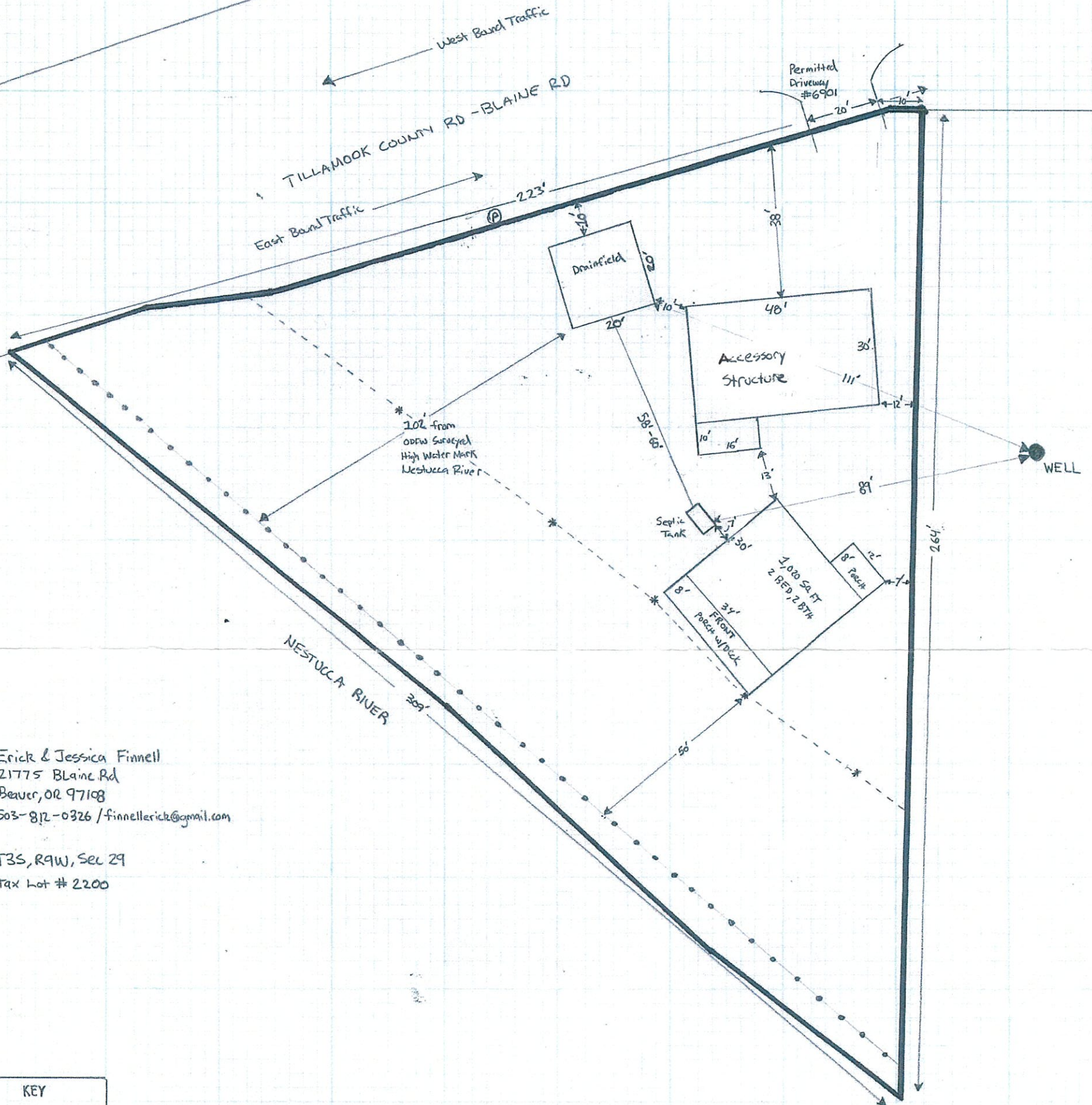
**RIGHT
TURN**



ONLY



21775 BLAINE RD SITE PLAN



Erick & Jessica Finnell
21775 Blaine Rd
Beaver, OR 97108
503-812-0326 / finnellerick@gmail.com

T3S, R9W, Sec 29
Tax Lot # 2200

KEY	
	ODTW RIPARIAN PIN FLAGS
	RIPARIAN AREA
	High Water Mark
	Well
	Power Pole

SCALE

