



Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REVIEW REQUEST
#851-25-000158-PLNG:
FINNELL – ACCESSORY STRUCTURE

*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: May 6, 2025

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

#851-25-000158-PLNG: A Conditional Use request for the construction of an accessory structure without a primary structure, on a property 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. The property is zoned Rural Residential 2 Acre (RR-2). The applicants and property owners are Erick & Jessica Finnell.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 20, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, May 21, 2025.

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 property 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 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,



Sheila Shoemaker, Land Use Planner



Sarah Absher, Director, CPM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

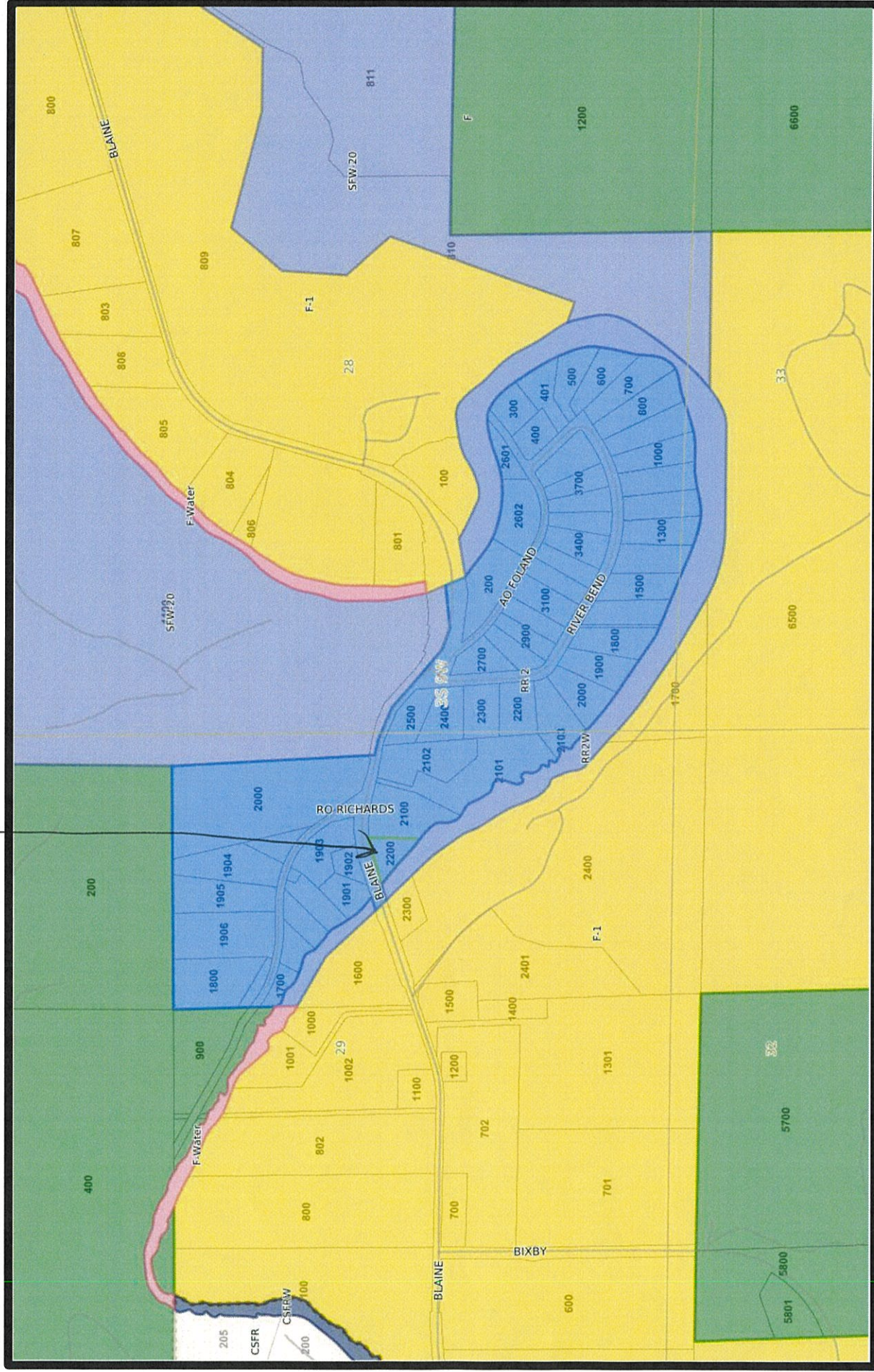
SECTION 6.040: REVIEW CRITERIA

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

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

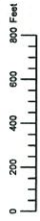
EXHIBIT A

Subject Property

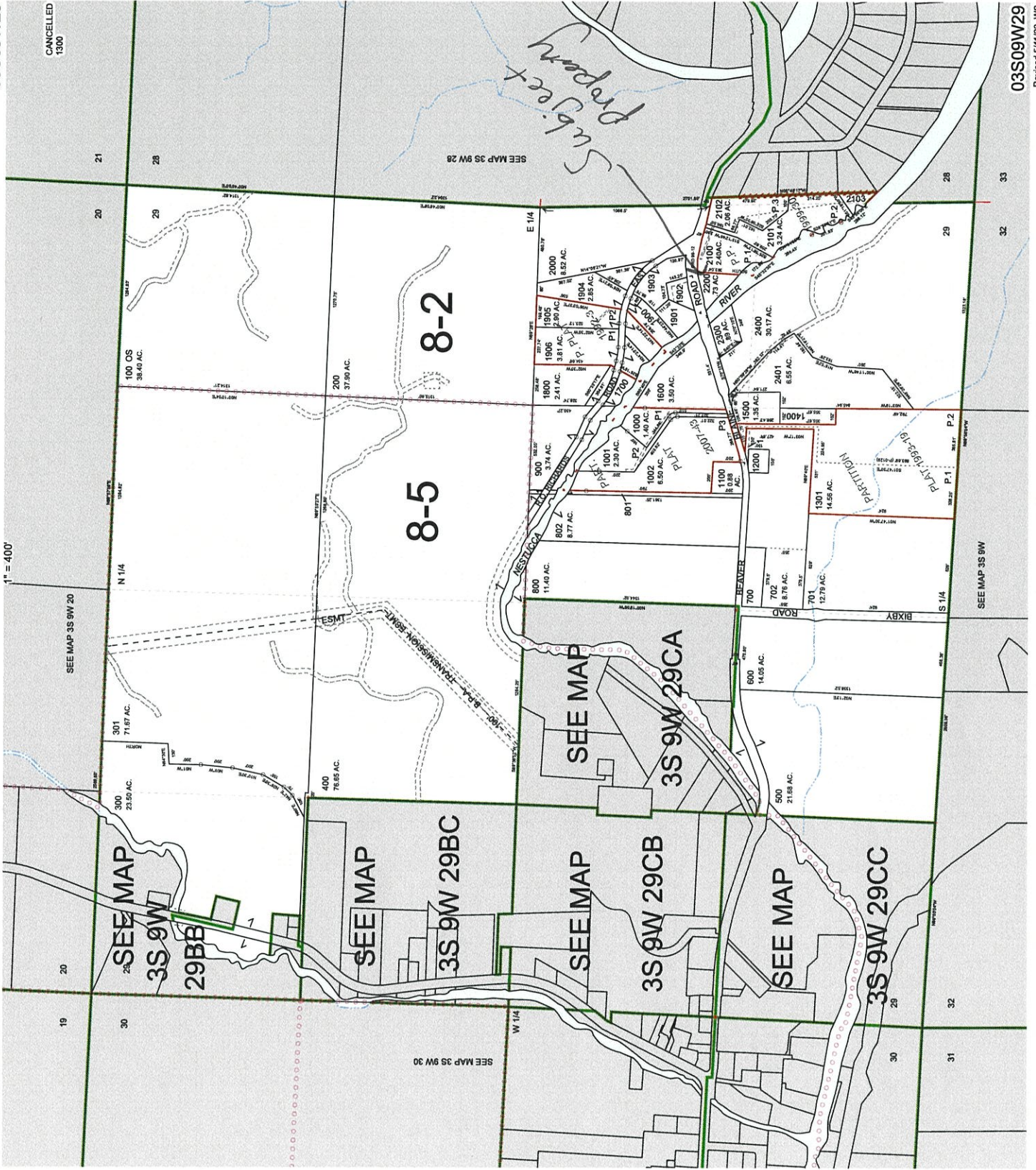


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY



03S09W29



03S09W29
Revised 5/11/22, WS


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, AE, AO, AH, VE, AR With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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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 draining areas of less than one square mile Zone.
	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 Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES	 Effective LOMRS Area of Undetermined Flood Hazard Zone
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	 20.2 17.5 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

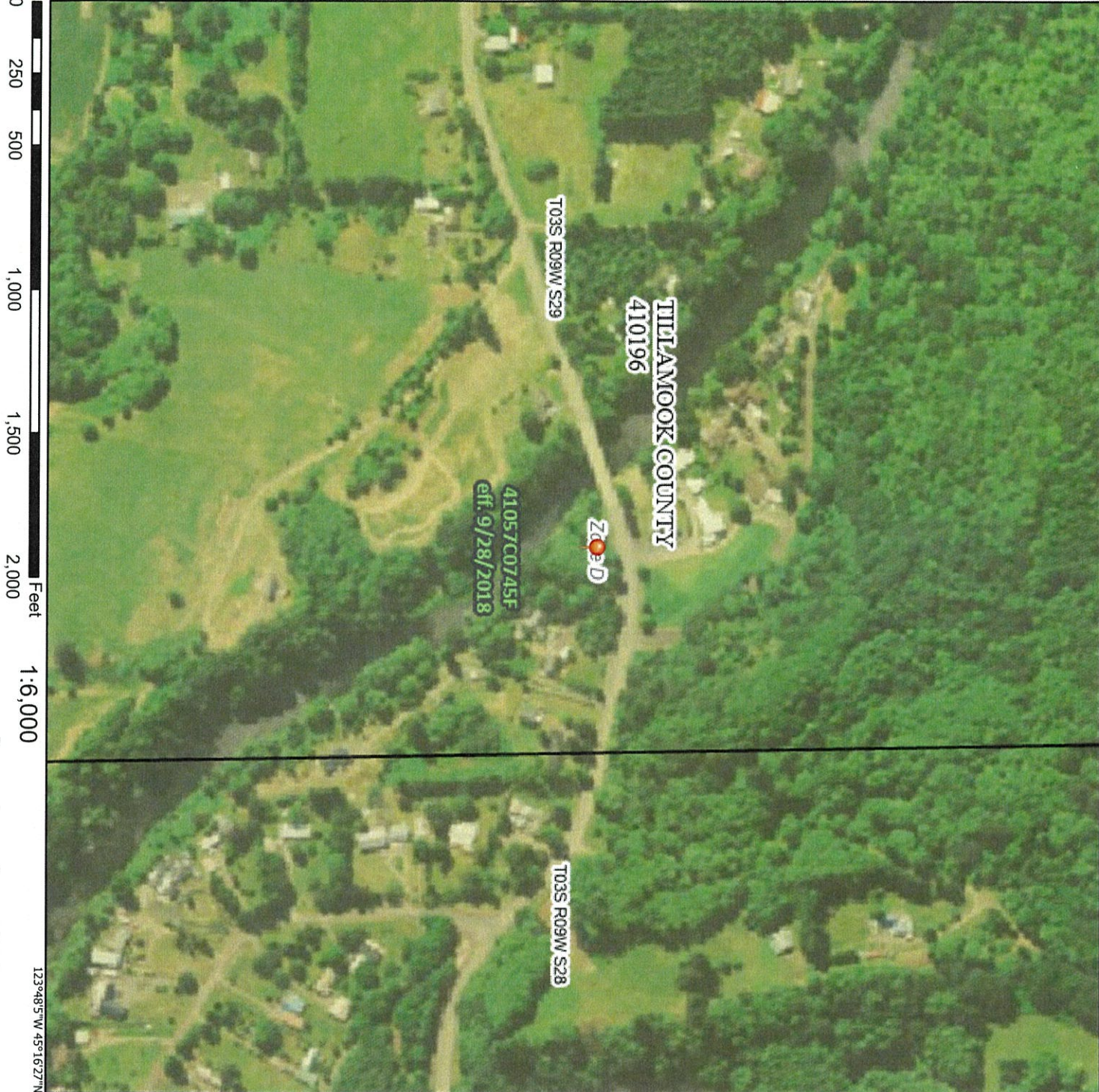
MAP PANELS	 Digital Data Available
	No Digital Data Available
	Unmapped

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 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.

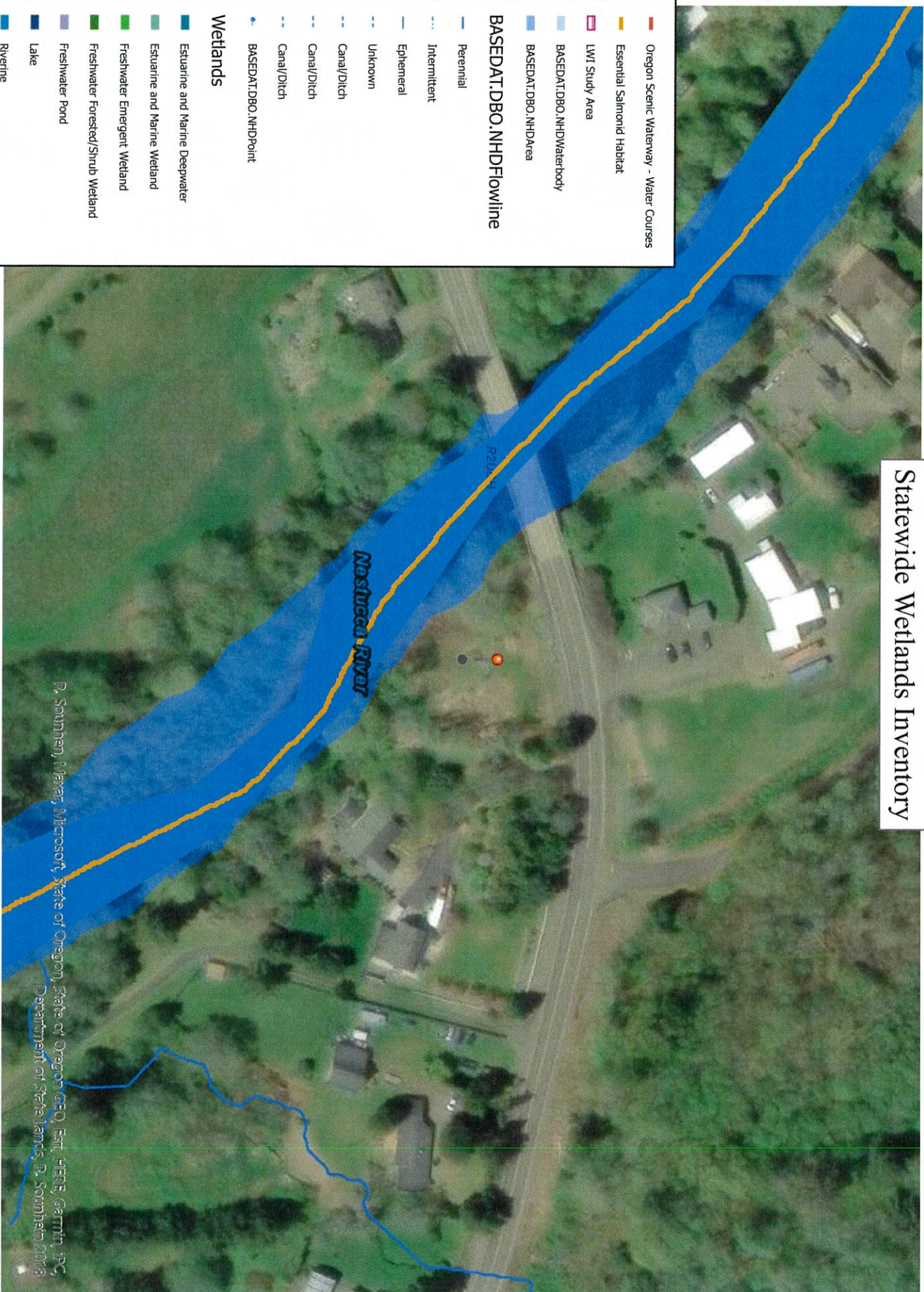
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



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

123°48'5"W 45°16'27"N

Statewide Wetlands Inventory



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

Geologic Hazard Area

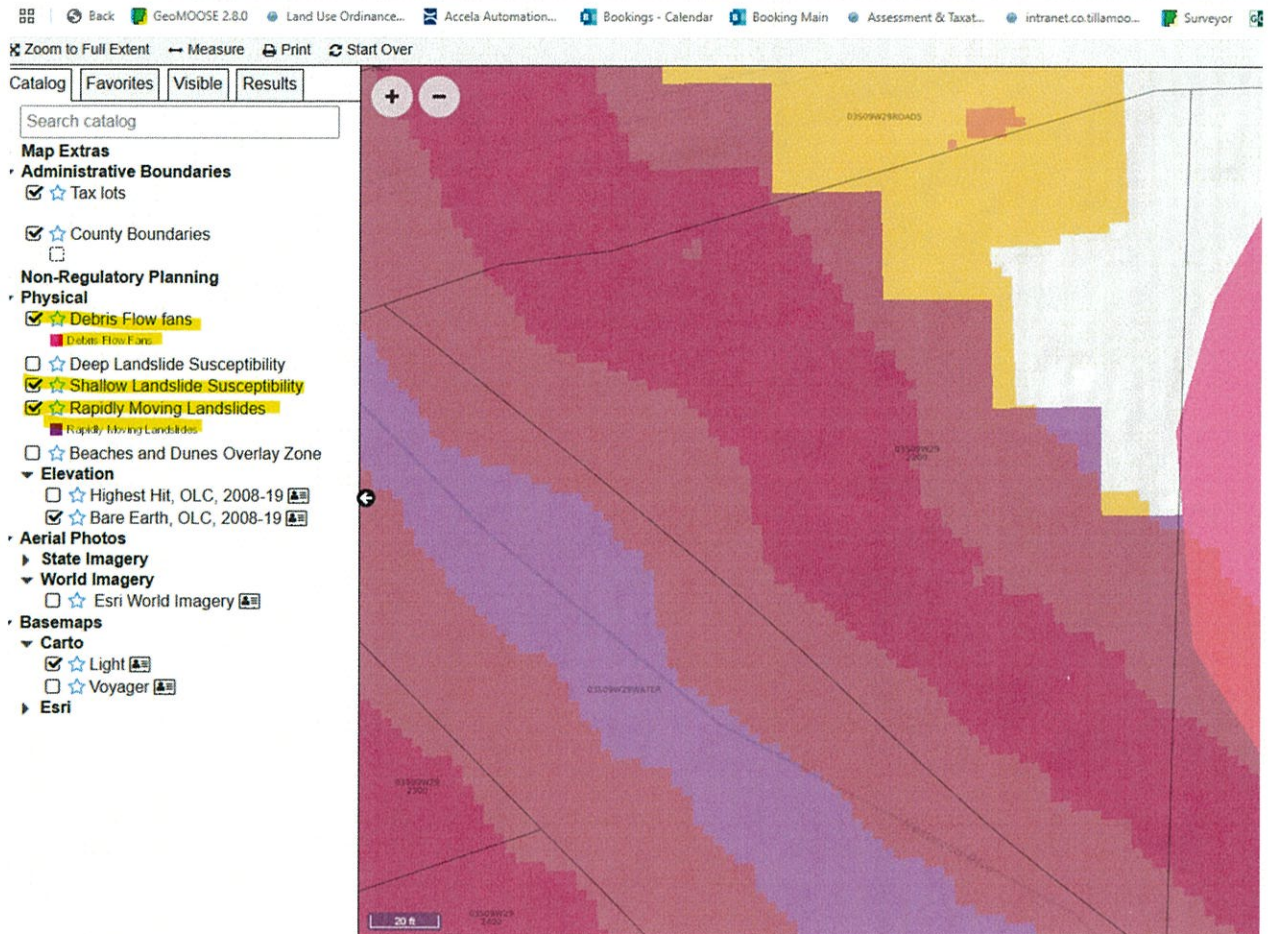


EXHIBIT B



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

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: finnellerick@gmail.com

Property Owner

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

Address: 21804 Blaine Rd

City: Beaver

State: OR

Zip: 97108

Email: finnellerick@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
- ☐ Foredune 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

Signature *James Oeder*

Title: Fire Chief

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: 35 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 Finell

Contact telephone number: 503-812-0326

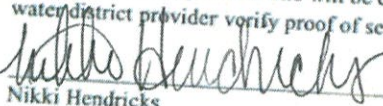
Water Source: well - shared

Comments: Well ID #L 32981 - Domestic use, well located at T35, 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

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

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

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"

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

PHASE INSPECTION (subgrade)

Date _____ BY _____

FINAL INSPECTION (culvert & rock placement)

Date _____ BY _____

PAVING INSPECTION (if required)

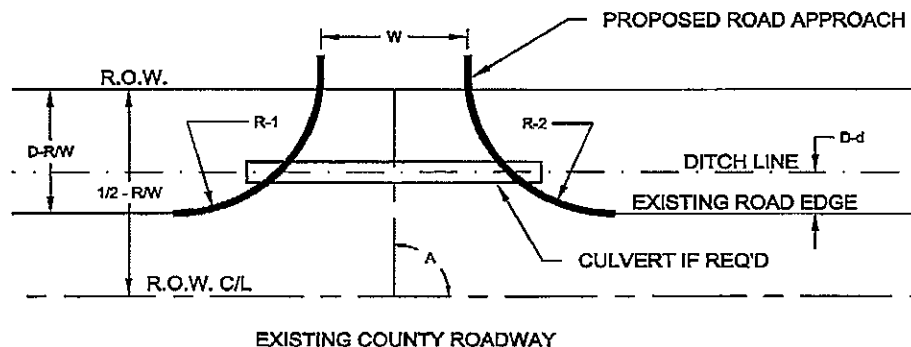
Date _____ BY _____

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

Erich & 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).

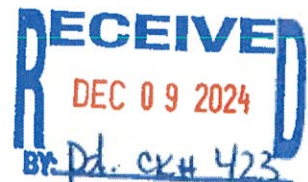
The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- ☒ 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

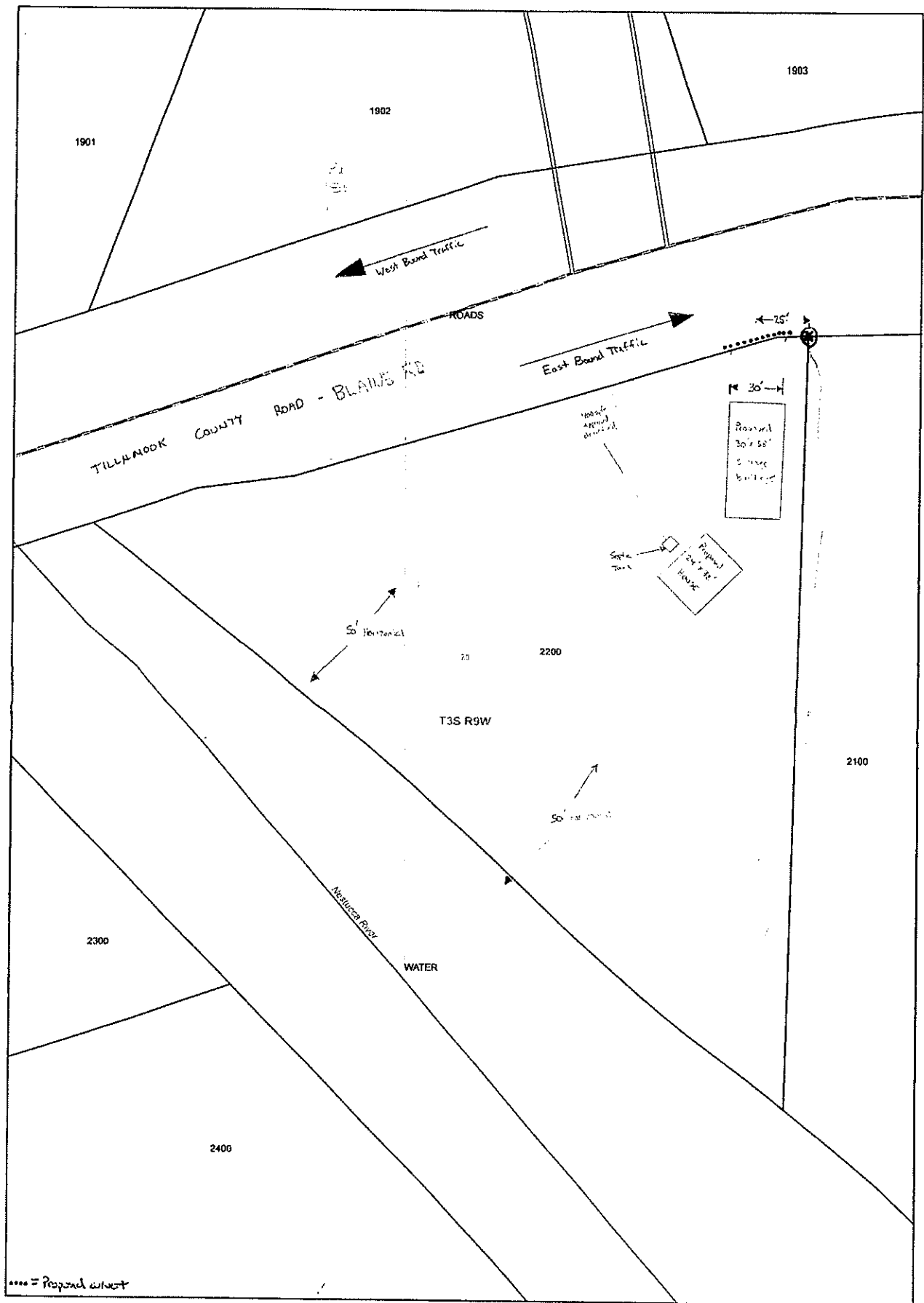
PHASE II COMPLETION REQUIRED BY: _____ COMPLETED: _____

(Phase II must be completed prior to construction access)

FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: RA 6901

FINAL COMPLETION INSPECTED AND APPROVED: _____



.... = Proposed ditch

⊙ = Nearest Property Corner

= Proposed Road Approach (30' width)

= Proposed Road Approach Centerline

= Existing drainage ditch

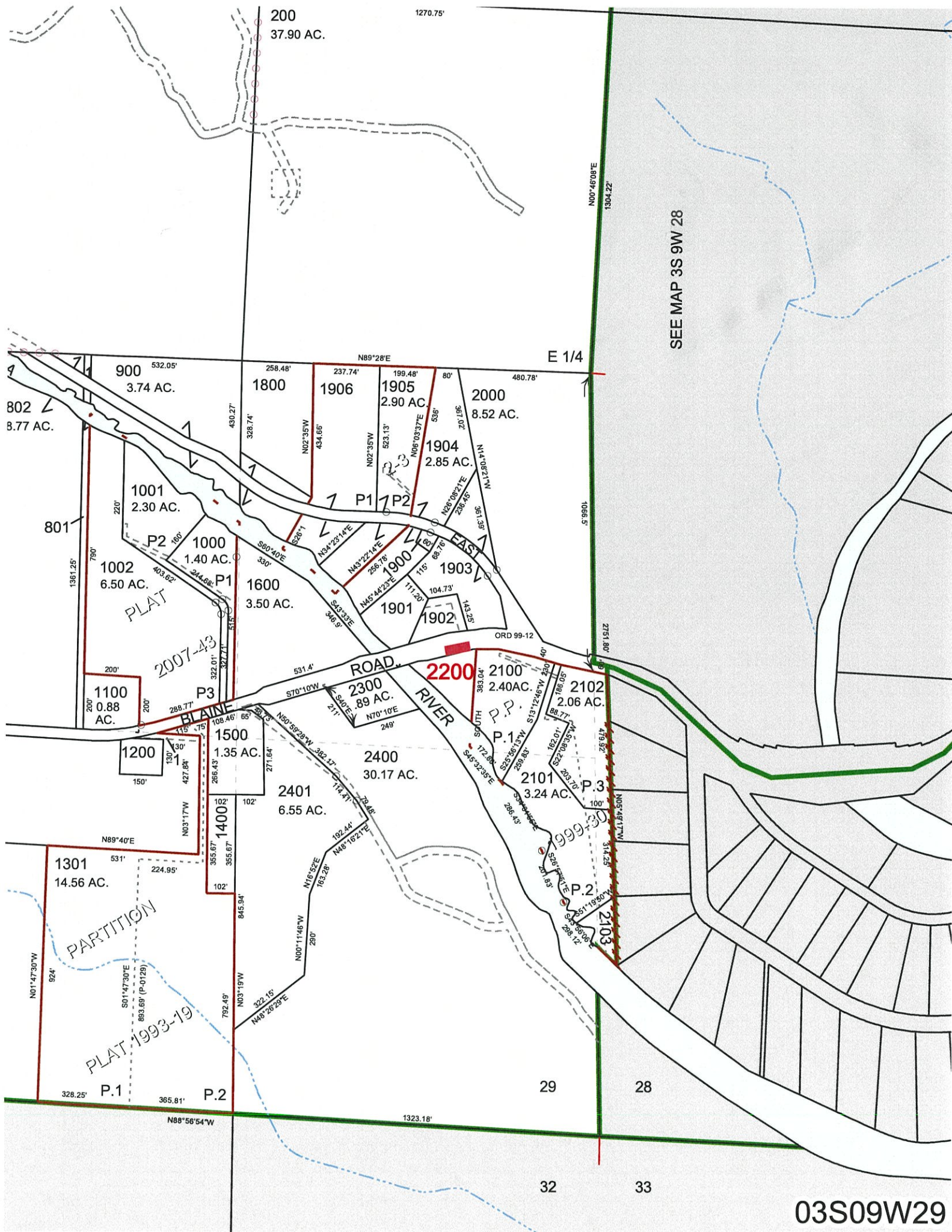
= 50' Right of Way

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

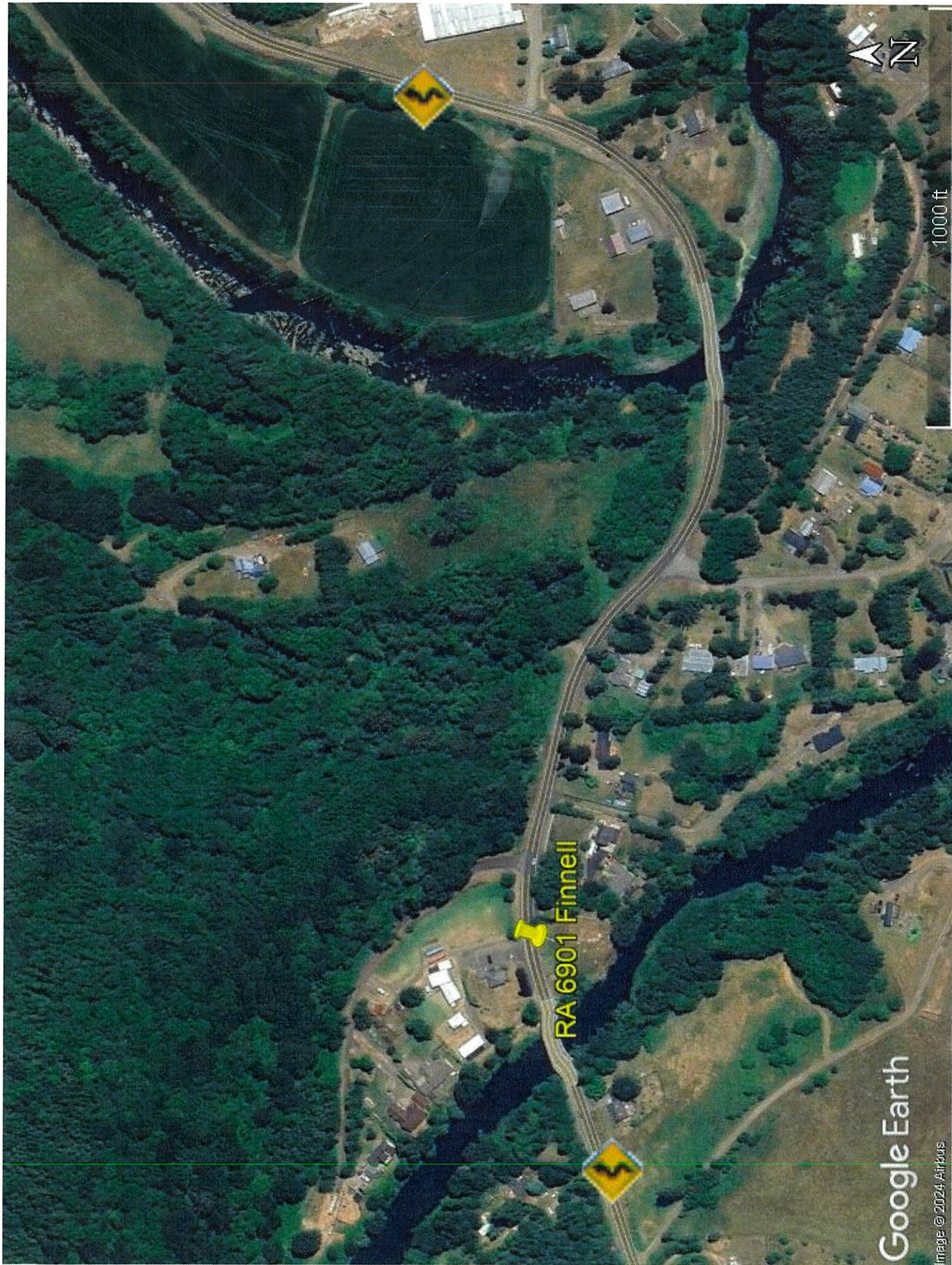
0 12.5 25 50 Feet

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



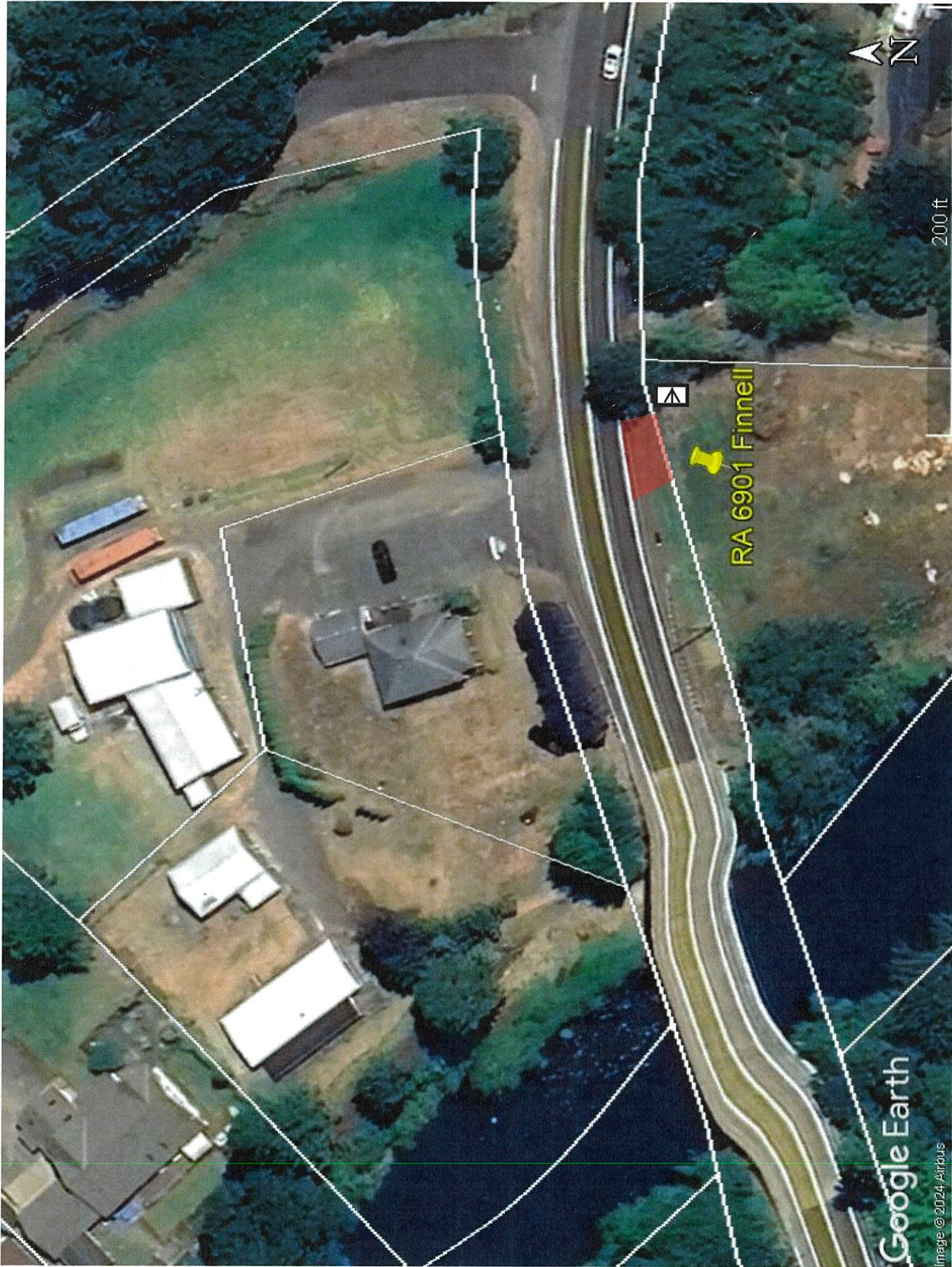


03S09W29



Google Earth

Image © 2024 Airbus



RA 6901 Finnell

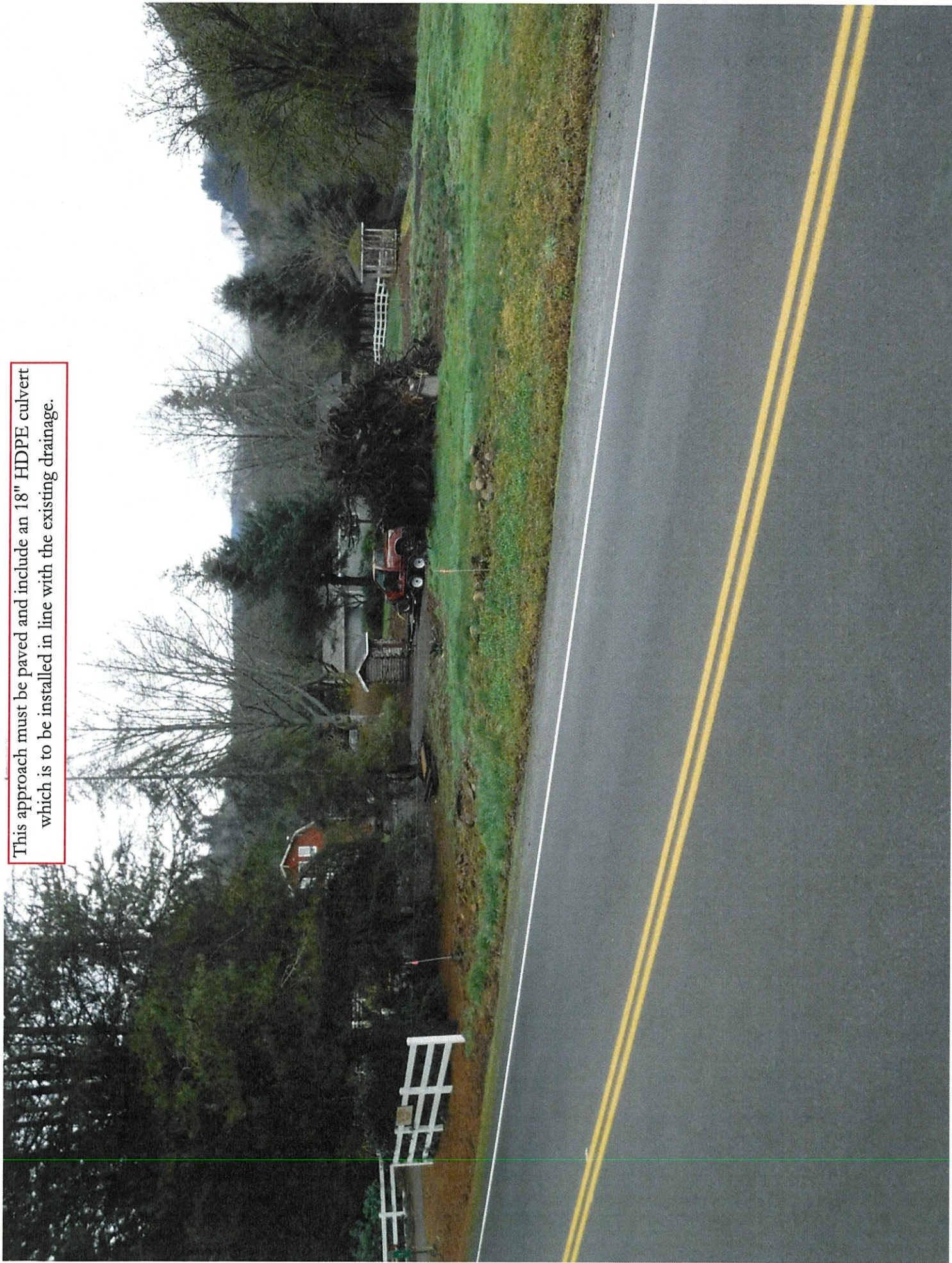
Google Earth

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.



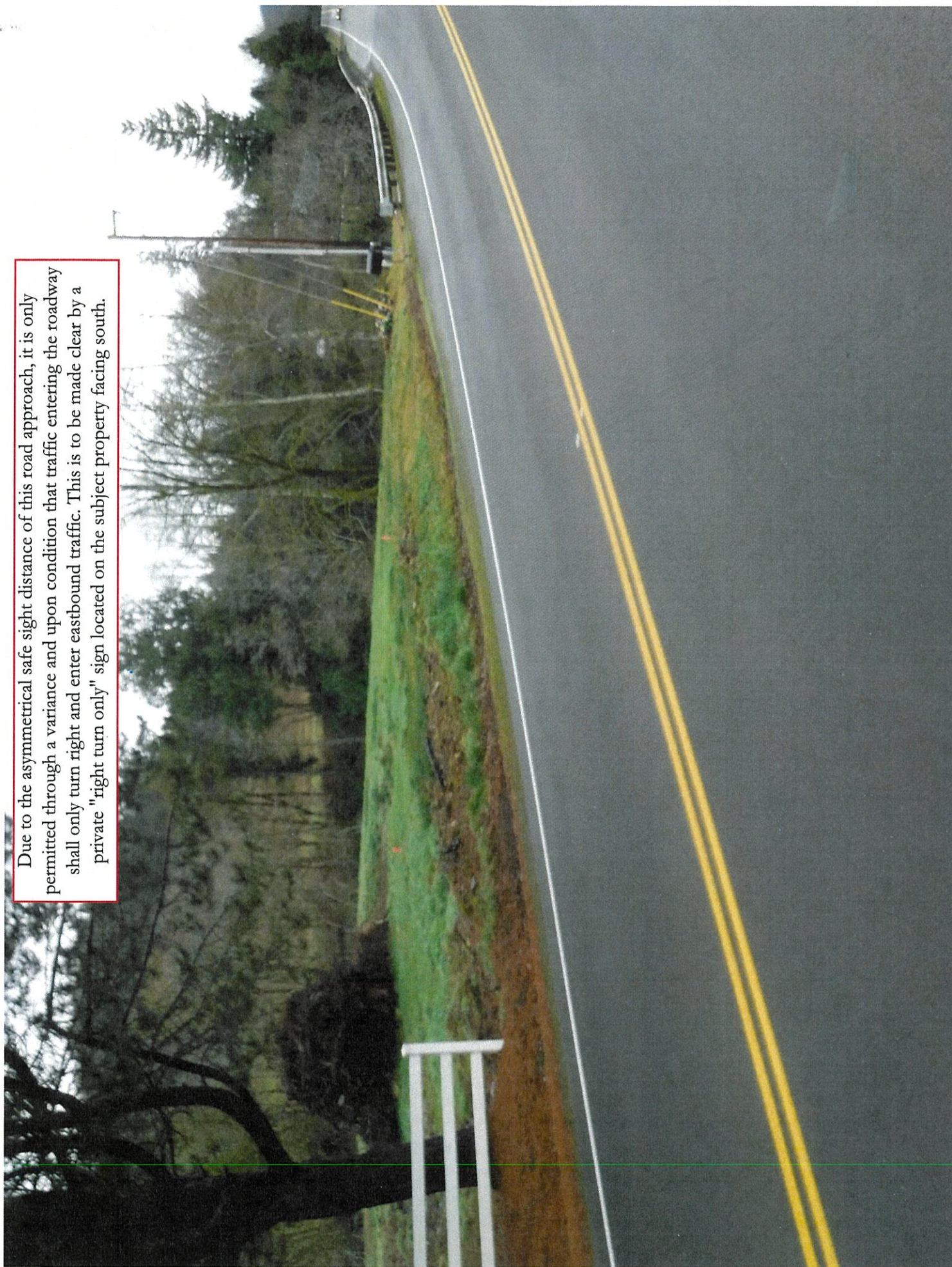
This approach must be paved and include an 18" HDPE culvert which is to be installed in line with the existing drainage.





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.

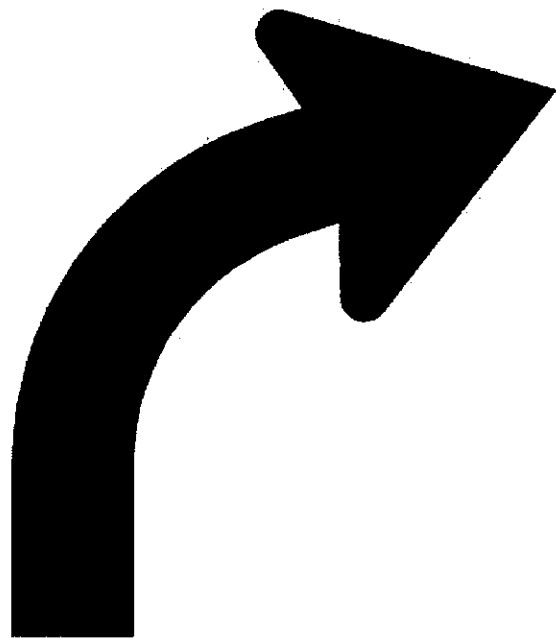
Due to the asymmetrical safe sight distance of this road approach, it is only permitted through a variance and upon condition that traffic entering the roadway shall only turn right and enter eastbound traffic. This is to be made clear by a private "right turn only" sign located on the subject property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

$\rightarrow z$

