



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
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Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-22-000196-PLNG: HAKES DUPLEX

*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 11, 2022

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

#851-22-000196-PLNG: A request to construct a duplex on a property located in the Unincorporated Community of Oceanside. The subject property is accessed via Highland Drive, a local access road, is zoned Residential Oceanside (ROS) and is designated as Tax Lot 202 in Section 30DC of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Robert Hakes.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 25, 2022, 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 26, 2022.

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 the 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.co.tillamook.or.us/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 contact the Department at 503-842-3408 Ext. 3412, or email Lynn Tone, DCD Office Specialist at ltone@co.tillamook.or.us.

Sincerely,

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

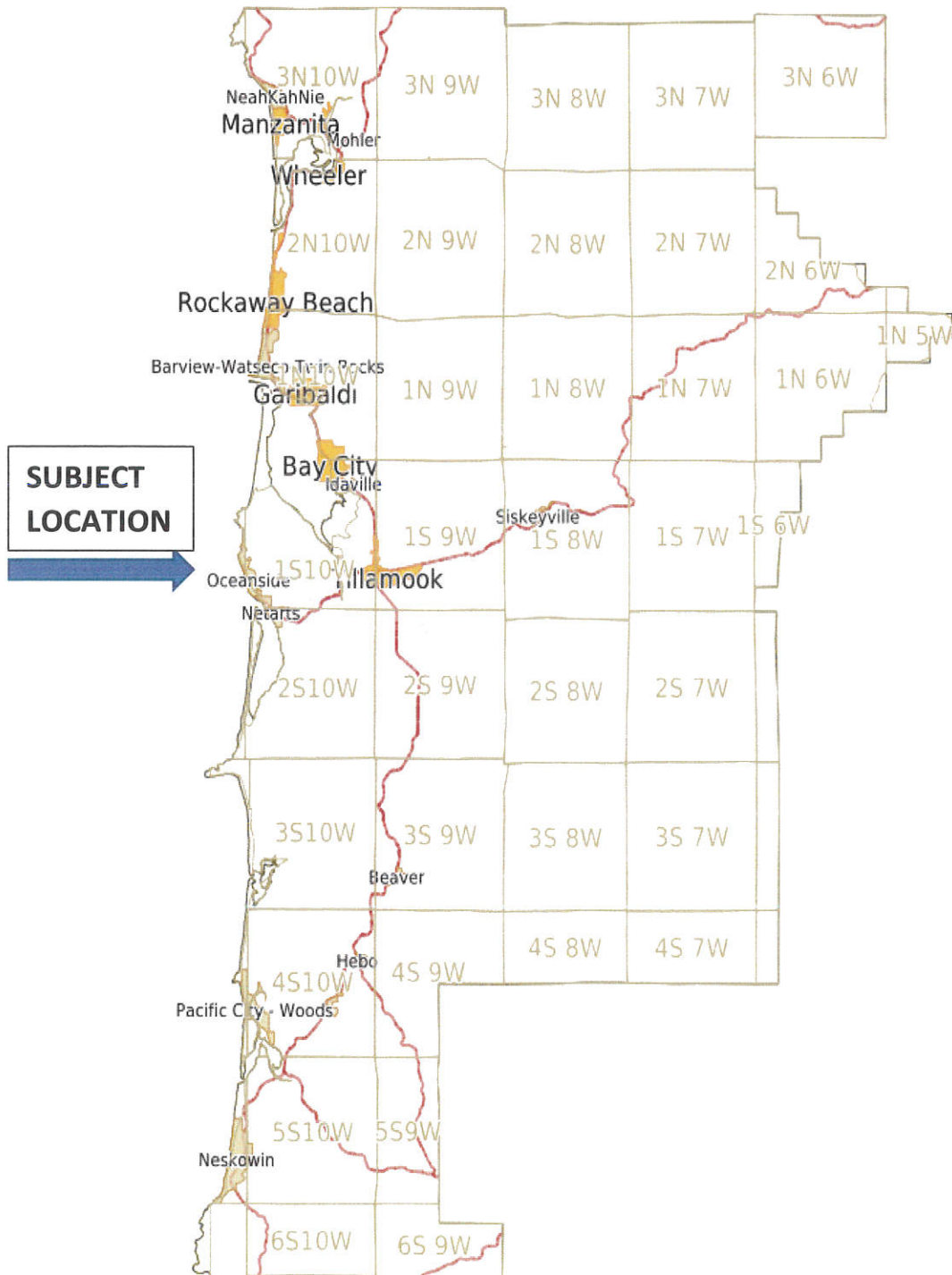
ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

SECTION 6.040: REVIEW CRITERIA:

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

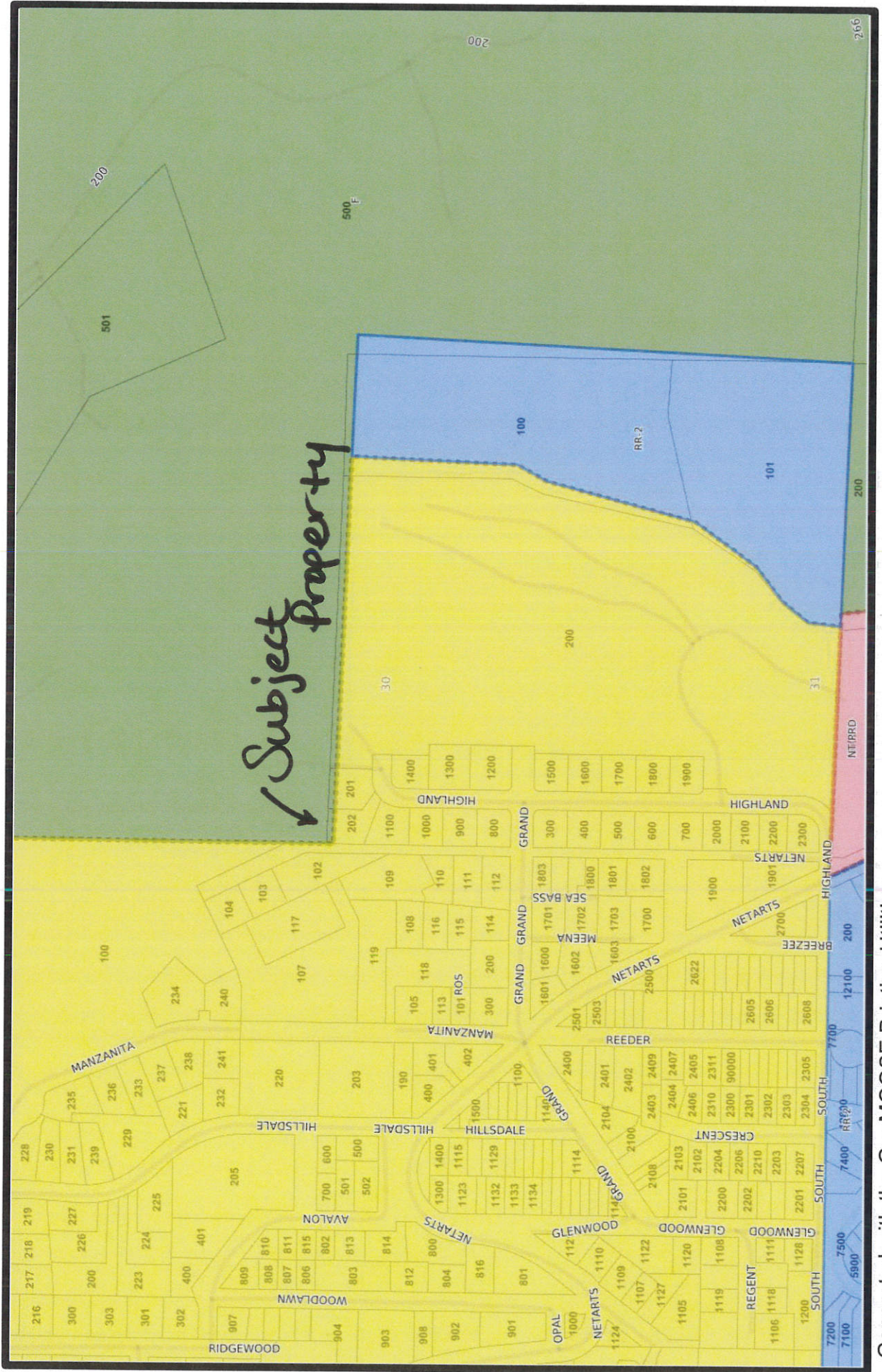
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence 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.

VICINITY MAP



#851-22-00196-PLNG: HAKES DUPLEX

Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Robert Hakes Phone: 503-318-1863
 Address: 698 Sommerset Rd.
 City: Woodland State: WA Zip: 98674
 Email: robert@roberthakescons.com

Property Owner

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

OFFICE USE ONLY	
Date Stamp	RECEIVED MAY 13 2022
BY:	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>1089.00</u>	
Permit No:	
	<u>851-22-00092-PLNG</u>

Request: Build a duplex on a single dwelling lot

Type II

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

Type III

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: _____

Map Number: 1S 10W 30DC 202
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.

Robert Hakes 5-6-22
 Property Owner Signature (Required) Date
Robert Hakes 5-6-22
 Applicant Signature Date

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.

The use is considered Conditional per Section 3.310 of the Residential ROS Zone:

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

- (a) Two-family dwelling.”

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

The use provides additional rental housing stock which is compliant with the Comprehensive Plan.

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

The parcel is oversized for a single-family residential use and all of the required set-backs are maintained with the proposed two-family use.

- (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.

The use is in a new planned subdivision, has approval from the developer and will be consistent with the look and feel of the community

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

There are currently no solar energy systems or wind energy systems. The proposed use is situated as such to minimize the solar impact on adjacent lots.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

The proposed use has been reviewed and approved by NOSD, Netarts Water District and the Netarts-Oceanside Fire District. The public roads are scheduled to be updated to County standards by the developer.

DUPLEX for ROBERT HAKES

AVALON HEIGHTS, SECOND ADDITION, PARCEL 3 TILLAMOOK, OREGON

80% CHECK SET

TATHWELL-DESIGN-ASSOCIATES
INTERIOR DESIGN & SPACE PLANNING
1521 NE 63rd Avenue, Hillsboro, OR 97124
T 503 290 4991, www.tathwelldesign.com

DUPLEX FOR ROBERT HAKES
AVALON HEIGHTS - SECOND ADDITION, PARCEL 3
TILLAMOOK, OREGON
COVERSHEET

REVISIONS	
DATE	04.06.22
CHECK	JMT
DRAWN BY	JMT
PROJECT NO.	21366

A0.0

CODE SUMMARY

Applicable Codes:
2021 Oregon Residential Specialty Code
2021 Oregon Electrical Specialty Code
2019 Oregon Mechanical Specialty Code
2021 Oregon Plumbing Specialty Code
2021 Oregon Energy Efficiency Specialty Code
2019 Oregon Fire Code

Jurisdictions:
• Permitting: Tillamook County, Oregon
• Sewer: Netarts-Oceanside Sanitary District
• Water: Oceanside Water District
• Fire: Netarts-Oceanside Fire District

Building Standards:
Type of Work: New Construction
Category of Construction: 2 Family Dwelling (Conditional Use)
Job Site Address: Avalon Heights, Parcel 3
Tax Lot ID: 01S10W30DC-TL200, Parcel 3
Lot Size: 11,726 S/F
Zone: Residential Oceanside ROS
Seismic Design Category: D2
Basic Wind Speed: 3-second gust, 90 fastest mile
Wind Exposure: B
Roof Snow Load Elevation: <400 (psf): 25
Frost Depth: 12"
Site Slope: 10%

Building Data:
Unit "A"
Lower Floor: 1,052 s/f
First Floor: 1,063 s/f
Second Floor: 1,113 s/f
Total Habitable: 3,228 s/f
Garage: 289 s/f
Total: 3,517 s/f
Impervious Surface: xxx s/f
Deck Area: 898 s/f

Unit "B"
Lower Floor: 1,052 s/f
First Floor: 1,063 s/f
Second Floor: 1,113 s/f
Total Habitable: 3,228 s/f
Garage: 289 s/f
Total: 3,517 s/f
Impervious Surface: xxx s/f
Deck Area: 898 s/f

PROJECT TEAM

GENERAL CONTRACTOR: Robert Hakes Construction
Robert Hakes
PO Box 504
Brush Prairie, Washington 98606
T: 503.318.1863
E: robert@roberthakescons.com
OR CCB: 200289

STRUCTURAL ENGINEER: T.M. Rippey Consulting Engineers
Ralph Turnbaugh
7650 SW Beveland St.
Suite 100
Tigard, OR 97224
T: (503) 443-3900
E: RTurnbaugh@tmrippey.com

CLIENT: Robert Hakes
698 Sommerset Road
Woodland, Washington 98674
T: 503.318.1863
E: robert@roberthakescons.com

GEOTECH ENGINEER: Strata Design LLC
Cory VanFossen
2117 NE Oregon Street, #502
Portland, OR 97232
T: 503.367.0571
E: cory@strata-design.com

DESIGNER: Tathwell Design Associates
Jeff Tathwell
1521 NE 63rd Avenue
Hillsboro, OR 97124
T: 503.290.4991
E: jeff@tathwelldesign.com

PROJECT DATA

Project Location:
Avalon Heights, Second Addition, Parcel 3
Tillamook, Oregon 97141

Drawing Issue:
80% Review: 04.06.22
Client Approval: 01.01.22
Permit Issue: 01.01.22
Construction Issue: 01.01.22

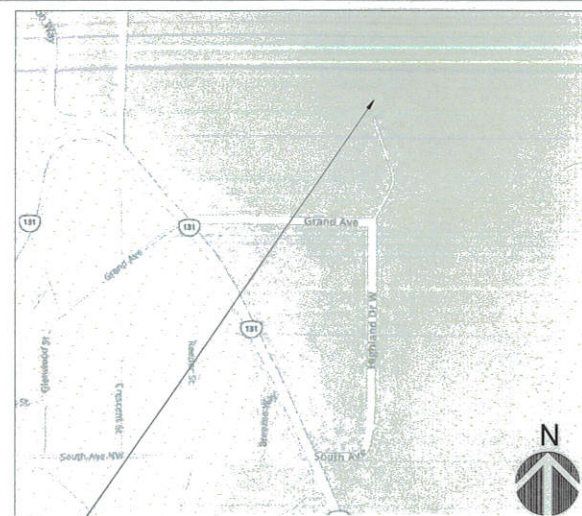
SHEET INDEX

A0.0	COVERSHEET
A1.1	SITE PLAN
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A3.1	FOUNDATION PLAN
A3.2	LOWER FLOOR PLAN
A3.3	FIRST FLOOR PLAN
A3.4	SECOND FLOOR PLAN
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A5.1	CONSTRUCTION DETAILS
A5.2	CONSTRUCTION DETAILS/ SCHEDULES
S1.1	STRUCTURAL
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DEFERRED SUBMITTALS

MECHANICAL
PLUMBING
ELECTRICAL

VICINITY MAP



SITE
AVALON HEIGHTS, SECOND ADDITION, PARCEL 3
TILLAMOOK, OR 97141



C1 SITE PLAN
1/8"=1'-0"

SITE PLAN GENERAL NOTES

1. LOT SIZE: 11,726 S/F
2. EROSION CONTROL MEASURES: INSTALL SEDIMENT FENCING OR CONSTRUCTION FENCING TO KEEP MUD AND DEBRIS FROM WASHING OFF-SITE. TRENCH-IN AND BACK-FILL SILT FENCE. PROVIDE SILT FENCE OR STRAW WATTLES AROUND TOE OF STOCKPILES AND STREET STORM WATER CATCH BASINS.
3. SUBCONTRACTOR TO CONFIRM LOCATIONS OF UTILITY SUBS AND UTILITY LINES PRIOR TO COMMENCEMENT OF WORK.
4. NO CONSTRUCTION WITHIN 5' OF THE PROPERTY LINE.
5. MAINTAIN EXISTING NATURAL LANDSCAPE, PLANT MATERIALS AND DUNE SLOPE. KEEP ALL WORK WITHIN THE CONSTRUCTION FOOTPRINT TO MINIMIZE DUNE SLOPE EROSION. REGRADE AND REPLANT DUNE SLOPE AS NECESSARY AFTER CONSTRUCTION IS COMPLETE.
6. COORDINATE LOCATION OF NEW UTILITIES WITH APPROPRIATE JURISDICTIONS INCLUDING SEWER, WATER, ELECTRICITY, CABLE AND TELEPHONE.
7. PROVIDE TEMPORARY POWER WITH METERING ON SITE. COORDINATE WITH LOCAL ELECTRICAL UTILITY.
8. INSTALL (2) 120 GALLON LP TANKS (ONE PER RESIDENCE), PER NFPA 58, APPENDIX I REQUIREMENTS AND COUNTY DIRECTION. COORDINATE WITH LOCAL LP SUPPLIER.
9. PROVIDE TEMPORARY REST ROOM FACILITIES (PORTA-POTTY) FOR THE DURATION OF THE PROJECT.
10. DRAIN ALL DOWNSPOUTS AND DRAINS TO STREET FOR RUN-OFF INTO STORM SEWER SYSTEM OR AS DIRECTED BY COUNTY.
11. PROTECT EXPOSED SLOPING AREAS STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL WITH A STRAW EROSION BLANKET. BLANKET TO REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED.

PROJECT LEGAL

1. LEGAL OWNER: ROBERT HAKES, 630 SOMMERSET ROAD, WOODLAND, WASHINGTON 98674
2. PROJECT ADDRESS: PARCEL 3, AVALON HEIGHTS, TILLAMOOK, OREGON
3. LEGAL DESCRIPTION: TAX LOT 1018101030DC TL100, PARCEL 3
4. ZONING: RESIDENTIAL OCEANSIDE (ROS) ZONE
5. HOA: AVALON HEIGHTS
6. LOT SIZE: 11,726 S/F
7. WIND EXPOSURE: D
8. YEAR BUILT: NEW CONSTRUCTION, SINGLE-FAMILY RESIDENTIAL
9. ALLOWABLE SETBACKS: FRONT 10', SIDE 5', REAR 5'
10. ALLOWABLE BUILDING HEIGHT: 35'
11. AVERAGE BUILDING HEIGHT NEW RESIDENCE: 31'-1"
12. BUILDING AREA PER UNIT: (TOTAL OF 2 UNITS)
13. AREA OF LOWER FLOOR: 1,092 S/F
14. AREA OF FIRST FLOOR: 1,063 S/F
15. AREA OF SECOND FLOOR: 113 S/F
16. TOTAL HABITABLE AREA: 3,228 S/F
17. GARAGE: 283 S/F
18. TOTAL AREA OF NEW CONSTRUCTION: 3,511 S/F
19. IMPERVIOUS AREAS:
20. DRIVEWAY/WALK: xxx S/F
21. DECK AREAS:
22. ENTRY DECK: 49 S/F
23. LOWER FLOOR DECK: 221 S/F
24. FIRST FLOOR DECK: 333 S/F
25. SECOND FLOOR DECK: 288 S/F
26. TOTAL DECK AREA: 891 S/F

EROSION CONTROL GENERAL NOTES

1. ALL GUTTERS AND DOWNSPOUTS ARE TO DRAIN TO CURB FOR RUN-OFF INTO STORM SEWER SYSTEM. DRAIN DIRECTLY INTO STORM SEWER CATCH BASIN WHERE EVER POSSIBLE.
2. PROVIDE SILT FENCE TO COMPLETELY ENCLOSE AREA OF CONSTRUCTION AT ALL EXPOSED SLOPING AREAS STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL. INSTALL PER STATE OF OREGON DEQ STANDARDS. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE FENCE HT. REMOVE FENCE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED AND THE UPSLOPE AREA HAS BEEN STABILIZED.
3. PROVIDE WEIGHTED FIBER ROLLS (D) PROTECTION TYPE 4) AT STREET RUN-OFF CATCH BASINS WHERE INDICATED ON PLAN. INSTALL PER STATE OF OREGON DEQ STANDARDS. REMOVE ALL INLET PROTECTION DEVICES AFTER THE SITE IS STABILIZED OR WHEN INLET PROTECTION IS NO LONGER NEEDED.
4. PROVIDE STRAW EROSION CONTROL BLANKETS, PER SCHLICHER 4 ASSOC. GEOTECH REPORT, AT ALL EXPOSED SLOPING AREAS STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. PROVIDE EROSION PROTECTION UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED.
5. REVEGETATE EXPOSED SLOPES PER HOA APPROVED LANDSCAPE PLANS.
6. PROVIDE LOW-FLOW WATERING SYSTEM PER HOA APPROVED PLANS.

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DUPLEX FOR ROBERT HAKES
AVALON HEIGHTS - SECOND ADDITION, PARCEL 3
TILLAMOOK, OREGON
SITE PLAN

REVISIONS

DATE: 04.06.22
CHECK: JMT
DRAWN BY: JMT
PROJECT NO.: 21366

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