



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION #851-22-000283-PLNG: MILLS**  
*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: September 19, 2022**

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

**#851-22-000283-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Small Farm & Woodlot 20-Acre (SFW-20) zone boundary for the construction of a 24-foot by 24-foot addition to an existing dwelling, establishing a 46-foot setback from the southeast corner of the addition and a 36-foot setback from the northeast corner of the addition to the easterly property line.

The subject property is located at 19950 Wilson River Highway, is located east of the Unincorporated Community of Siskeyville, is zoned Rural Residential 2-Acre and is designated as Tax Lot 201 in Sections 9 and 10 of Township 1 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Lester Mills.

Written comments received by the Department of Community Development prior to 4:00p.m. on October 3, 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 October 4, 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 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.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 call the Department of Community Development at 503-842-3408 Ext. 3412 or [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us).

Sincerely,

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:

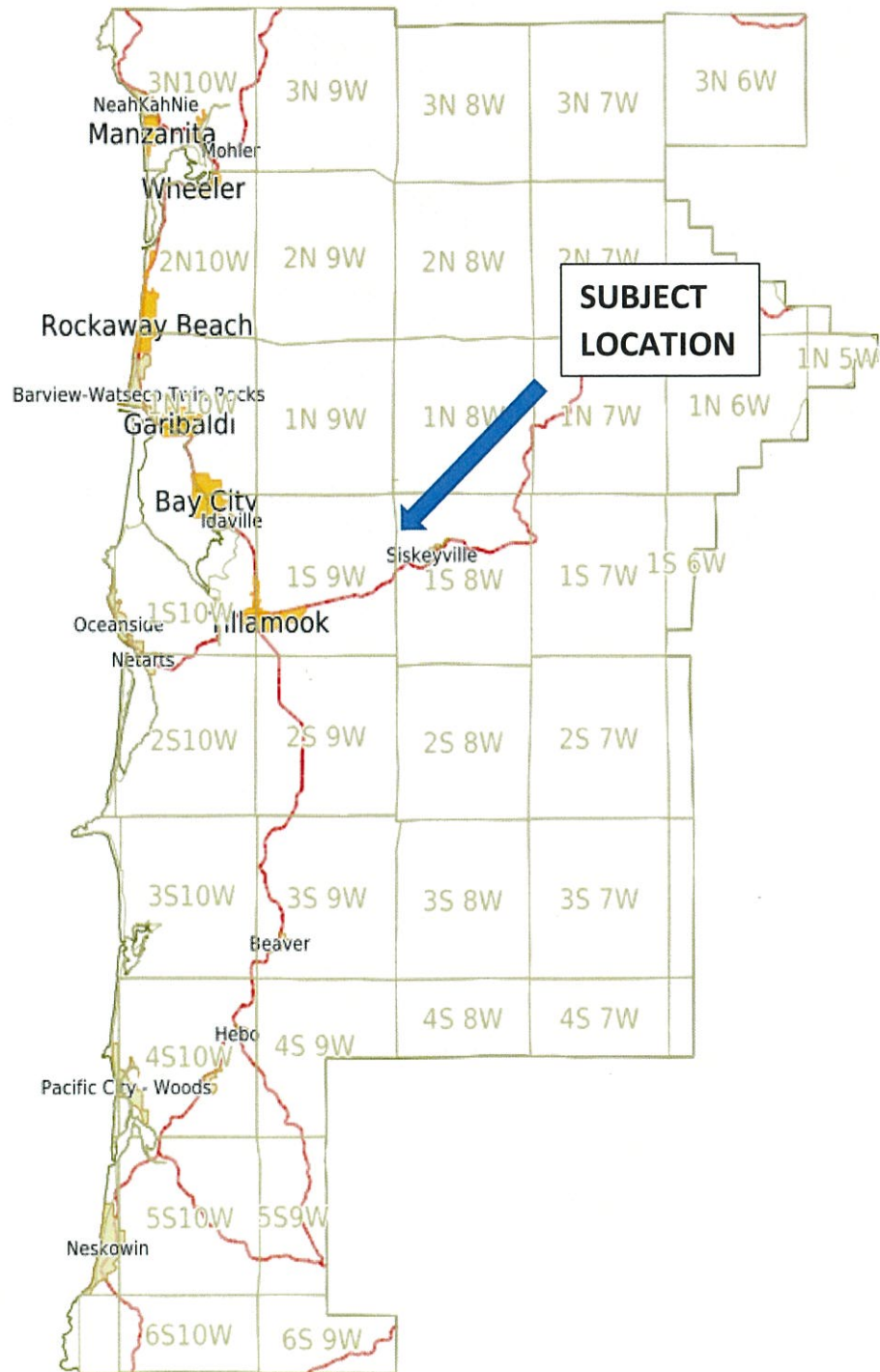
...

- (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.*

# VICINITY MAP



#851-22-000283-PLNG: MILLS

# Map





## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b>
	JUL 15 2022
	BY: <u>COUNTER</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: <u>1300-</u>	
Permit No:	
851-22-000283-PLNG	

**Applicant**  (Check Box if Same as Property Owner)

Name: Lester Mills Phone: 503-278-1028  
 Address: 19950 Wilson River Hwy  
 City: Tillamook State: OR Zip: 97141  
 Email: millsfamily5@hotmail.com

**Property Owner**

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

Request: would like to build addition in resource setback.  
Existing House is in setback already and I would like to  
build addition

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

**Location:**

Site Address: 19950 Hwy Wilson River Hwy Tillamook  
 Map Number: 1500th 8west 9410 201  
Township Range Section Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

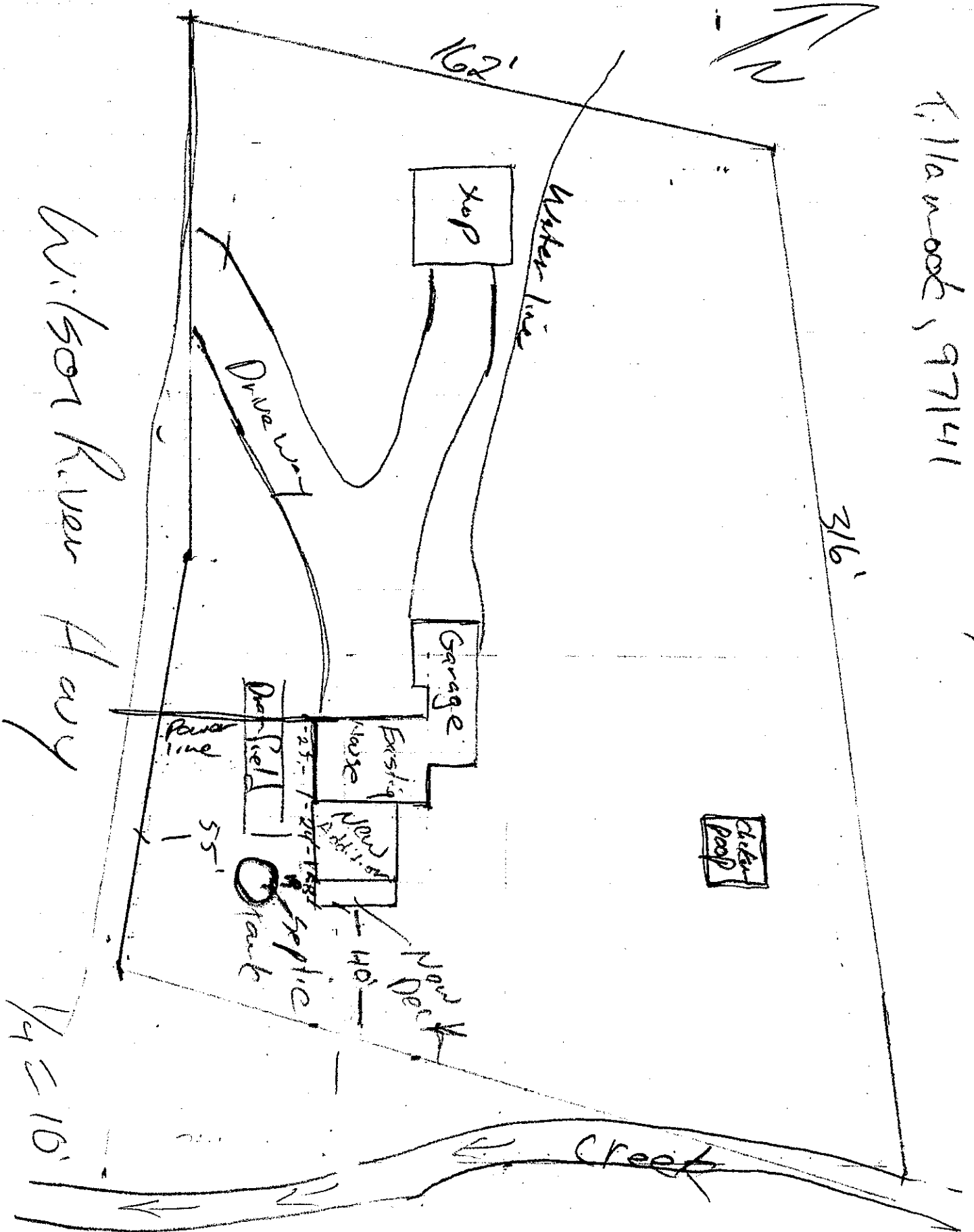
**Authorization**

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.

[Signature] 7-15-22  
 Property Owner Signature (Required) Date

\_\_\_\_\_  
 Applicant Signature Date

11750 Wilson River Hwy  
Tillamook, 97141



Wilson River Hwy

1/4 = 10'

To Whom it may concern.

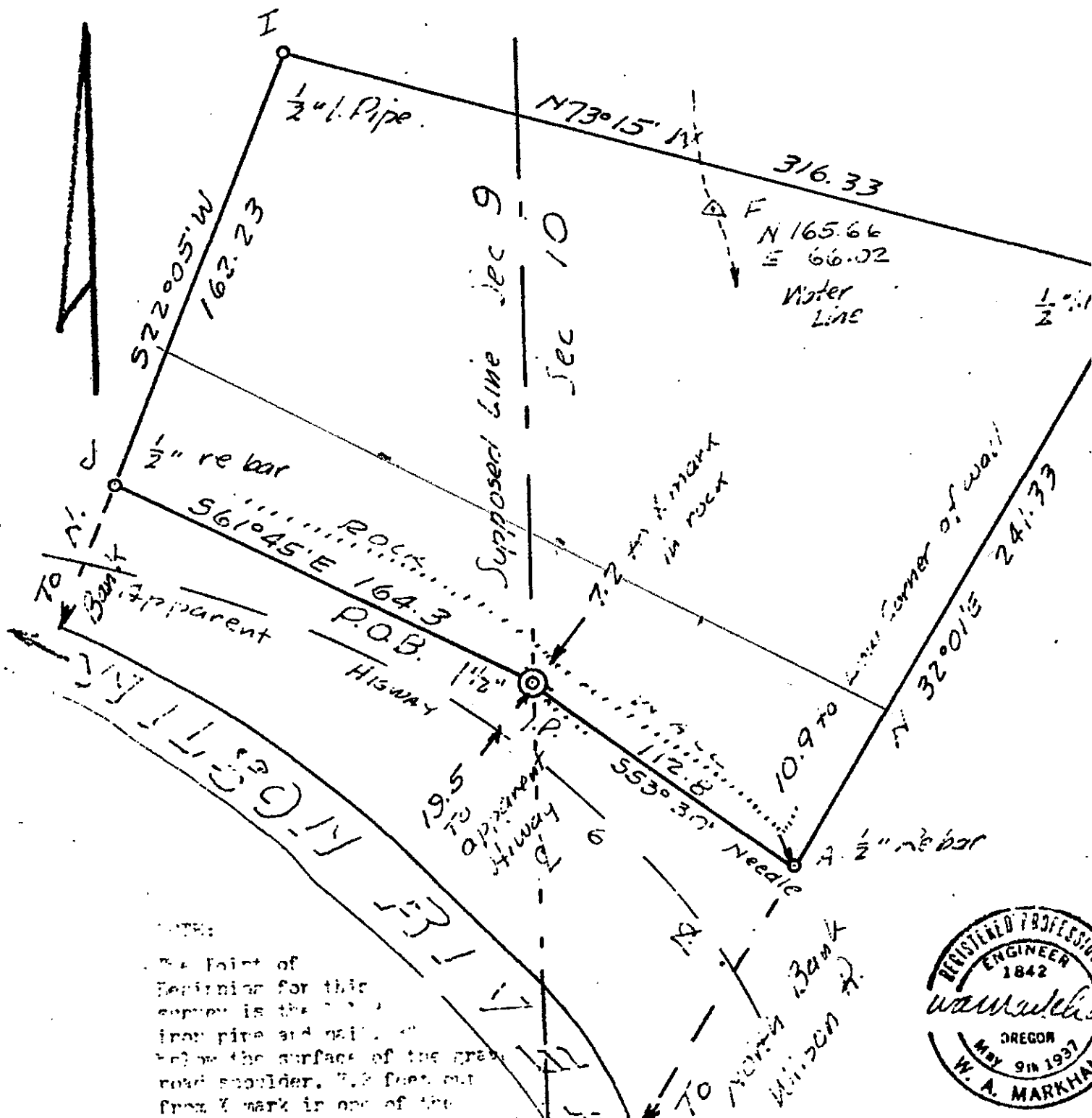
My name is Lester Mills and have purchased the property at 19950 Wilson River Hwy. I would like to build an addition to my property and when I went to apply for a building permit found out about the 100-foot Resource set back on the east side of the property. The addition would fall into this set back. I found an old survey of the property and established where the property line is and measured to the existing house and found out it is in the set back already. The southeast corner is 70 feet off the property line and the northeast corner is 90 feet. My addition would be 24 feet by 24 feet when finished it would make the southeast corner 46 feet and the northeast corner 36 feet off the property line.

Thank you for your time and consideration.

Lester Mills

LE ROY PERKINS - SECS. 9-10-11 & 12 KEY.

SCALE 1" = 50'



NOTES:

The point of beginning for this corner is the 1/2" iron pipe and nail, 7.2 feet below the surface of the gravel road shoulder, 7.2 feet out from a mark in one of the corners of a rock wall, and 11.2 feet northeasterly from the apparent or painted center line of Milson River State Highway, and which pipe has been used and referred to since July, 1937, to the personal knowledge of the undersigned, as the North City corner of



July 1937

Original

by the 1937 Milson County Surveyor, (W. A. Markham), and by surveyors (W. A. Markham, J. L. ...)