



1510 – B Third Street
Tillamook, Oregon 97141
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

**CONDITIONAL USE REVIEW REQUEST #851-22-000400-PLNG:
NETARTS-OCEANSIDE FIRE DISTRICT/NETARTS-OCEANSIDE SANITARY DISTRICT
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: December 16, 2022**

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

#851-22-000400-PLNG: A Conditional Use request for the installation of a communication tower on property located east of the Unincorporated Community of Oceanside at 1755 Cape Meares Loop, a County road, and is designated as Tax Lot 501 in Section 30 of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Forest (F). The applicant is the Netarts-Oceanside Fire District and property owners are Netarts-Oceanside Sanitary District.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 30, 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 the next business day, January 3, 2023.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 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 x3412 or ltone@co.tillamook.or.us.

Sincerely,

Melissa Jenck, Senior Planner, CFM

Sarah Absher, Director, CFM

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.

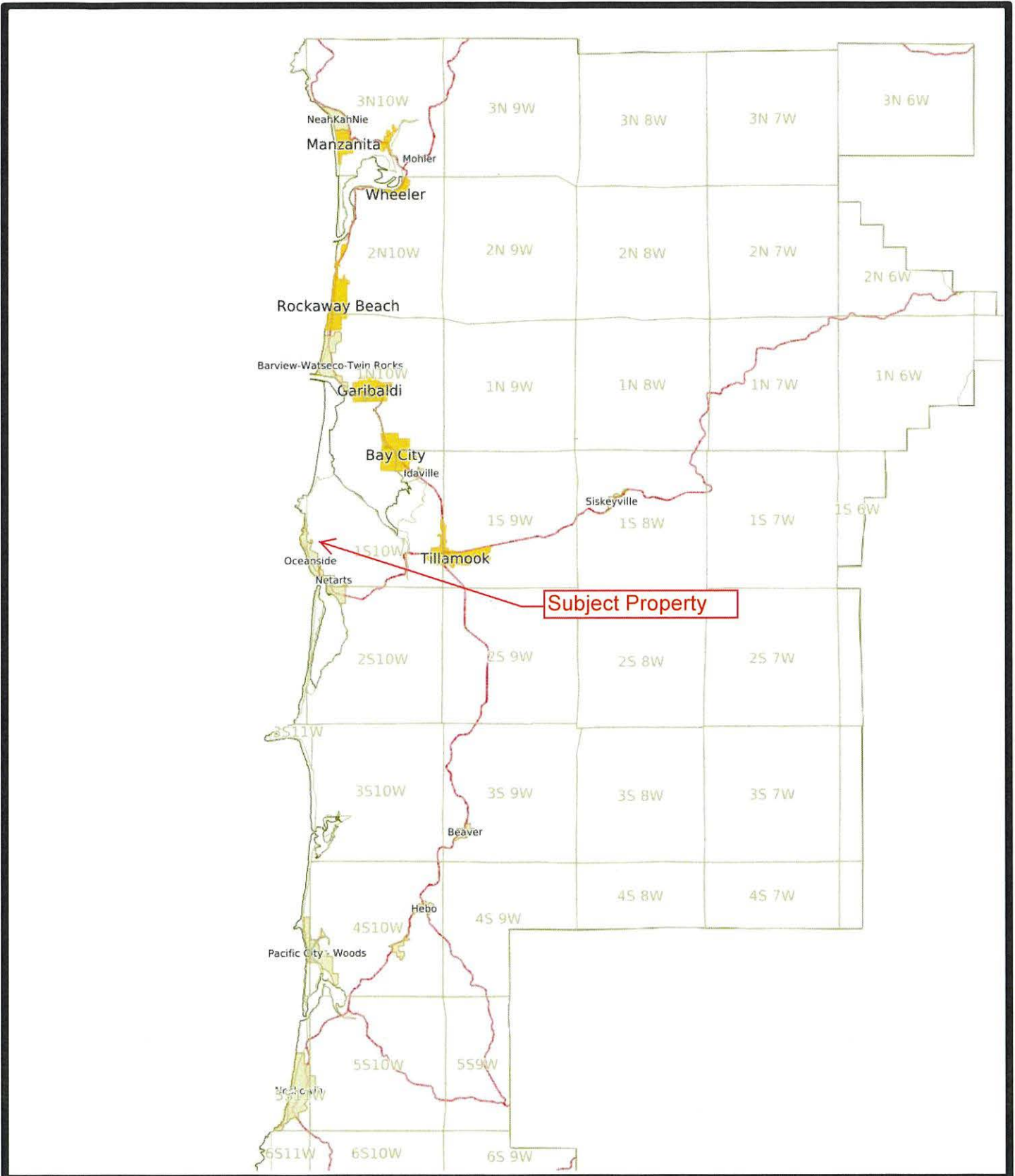
TCLUO ARTICLE III:

SECTION 3.004 FOREST ZONE (F)

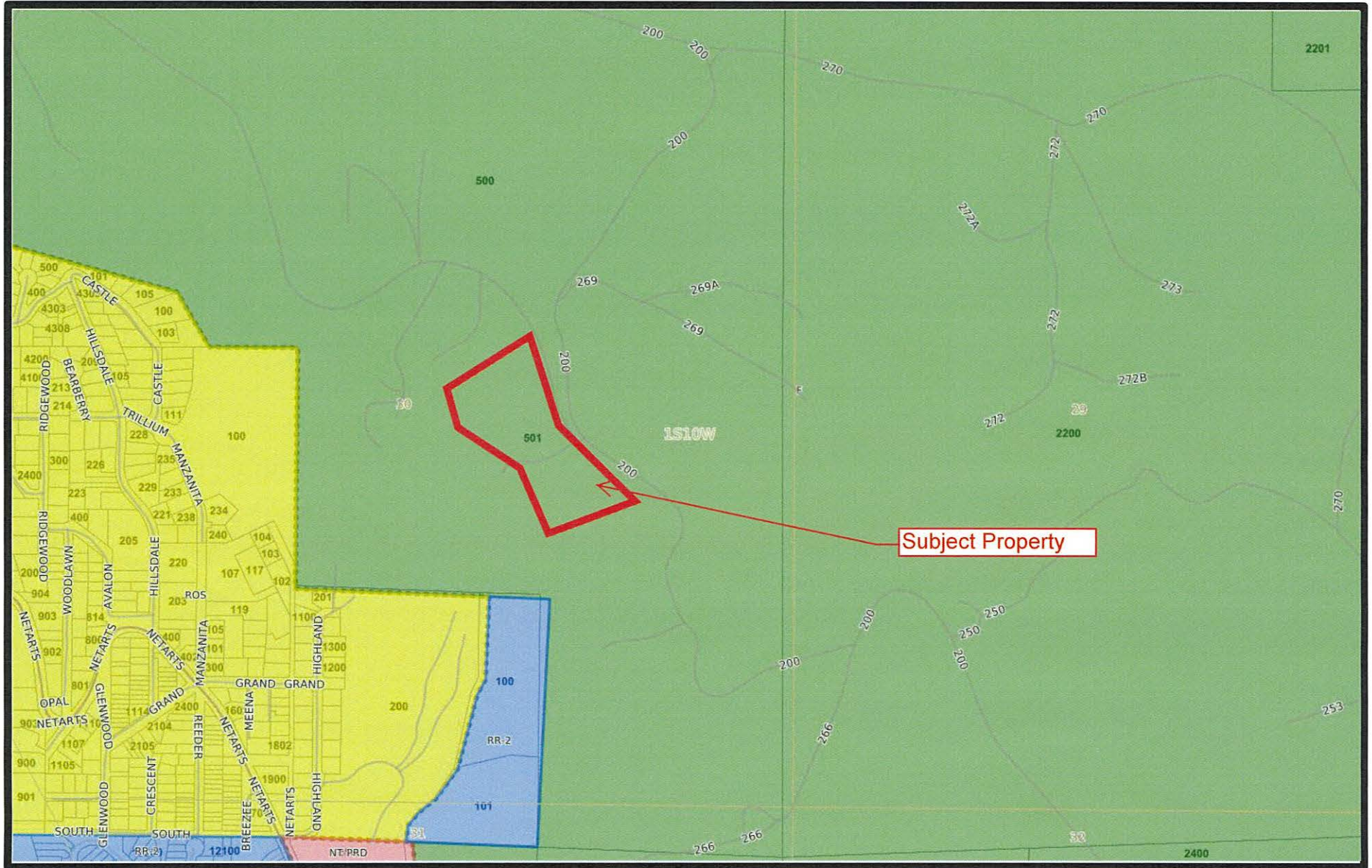
(8) **CONDITIONAL USE REVIEW CRITERIA:** A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

Vicinity Map



Zoning Map

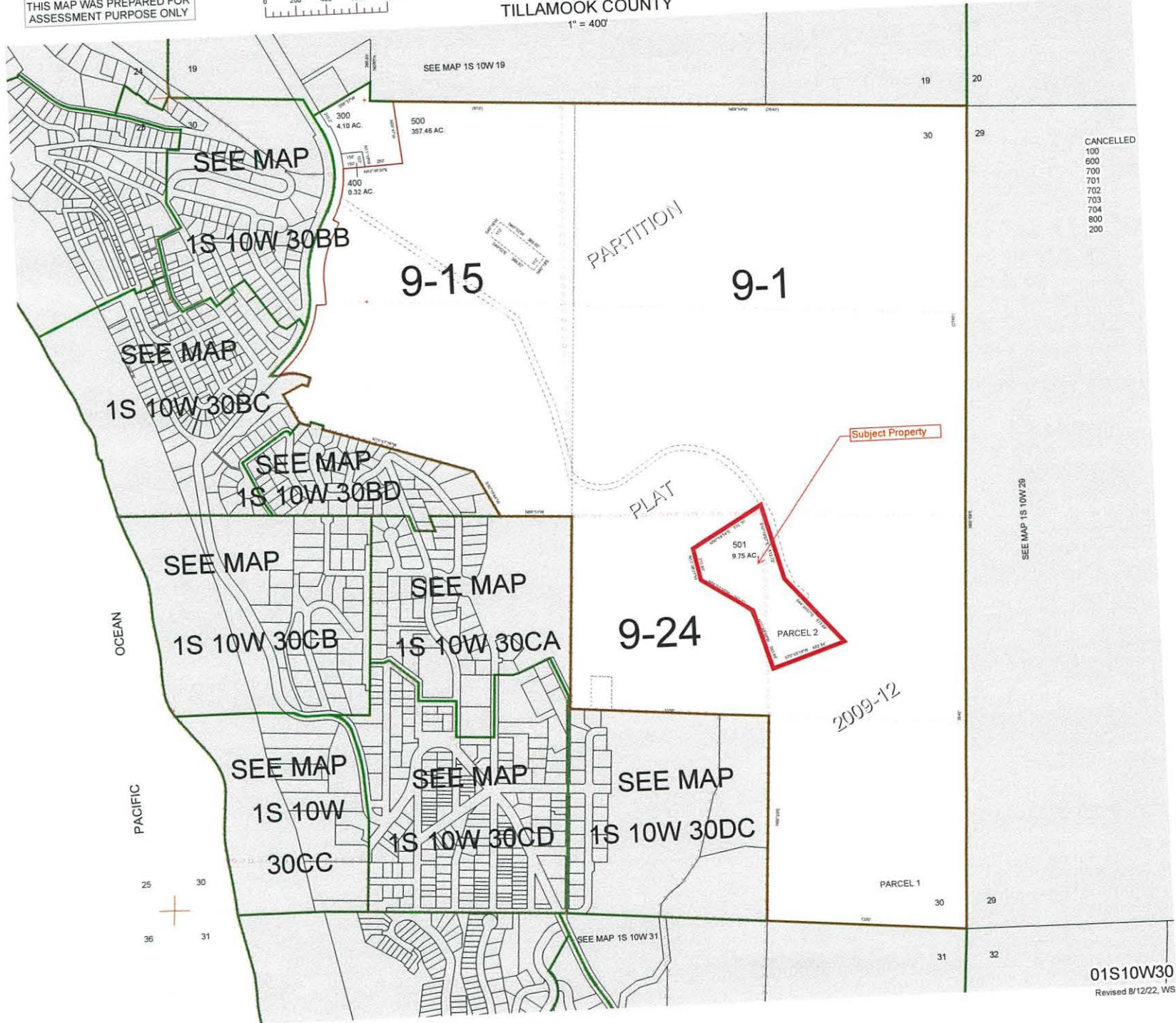


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 30 T.1S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 400'

01S10W30



CANCELLED
100
600
700
701
702
703
704
800
200

01S10W30
Revised 8/12/22, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 16, 2022 11:34:44 am

Account # 414671
 Map # 1S10300000501
 Code - Tax # 0901-414671
 0923-414673
 0924-416446

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr PARTITION PLAT 2009-12
 Lot - PARCEL 2

Mailing Name NETARTS OCEANSIDE SANITARY DISTRICT
 Agent
 In Care Of
 Mailing Address 1755 CAPE MEARES LP RD W
 TILLAMOOK, OR 97141

Deed Reference # 2009-4211
 Sales Date/Price 06-12-2009 / \$80,000.00
 Appraiser KARI FLEISHER

Prop Class 991 MA SA NH Unit
 RMV Class 201 07 01 102 43302-2

Situs Address(s)	Situs City
ID# 1 1755 CAPE MEARES LOOP	COUNTY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0901	Land	49,300			Land	0
	Impr.	339,330			Impr.	0
Code Area Total		388,630	0	0		0
0923	Land	17,030			Land	0
	Impr.	486,830			Impr.	0
Code Area Total		503,860	0	0		0
0924	Land	69,820			Land	0
	Impr.	8,076,230			Impr.	0
Code Area Total		8,146,050	0	0		0
Grand Total		9,038,540	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0901	1	<input type="checkbox"/>		F	Market	110	A	3.53		42,050
					OSD - AVERAGE	100			7,250	
Code Area Total								3.53		49,300.00
0923	1	<input type="checkbox"/>		F	Market	110	A	1.22		14,530
					OSD - AVERAGE	100			2,500	
Code Area Total								1.22		17,030.00
0924	1	<input type="checkbox"/>		F	Market	110	A	5.00		59,570
					OSD - AVERAGE	100			10,250	
Code Area Total								5.00		69,820.00
Grand Total								9.75		136,150

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0901	2	2012	568	Public - Sewer Systems		110	10		339,330
					Code Area Total			10	
0923	3	2012	568	Public - Sewer Systems		110	10		486,830
					Code Area Total			10	
0924	4	2019	568	Public - Sewer Systems		110	2,432		284,480
0924	1	2012	568	Public - Sewer Systems		110	10		7,791,750
Code Area Total							2,442		8,076,230
Grand Total							2,462		8,902,390

Exemptions / Special Assessments / Potential Liability	
Code Area 0901	EXEMPTIONS (AV):

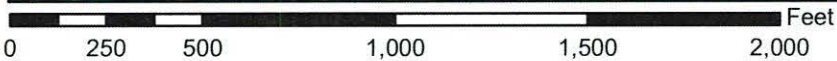
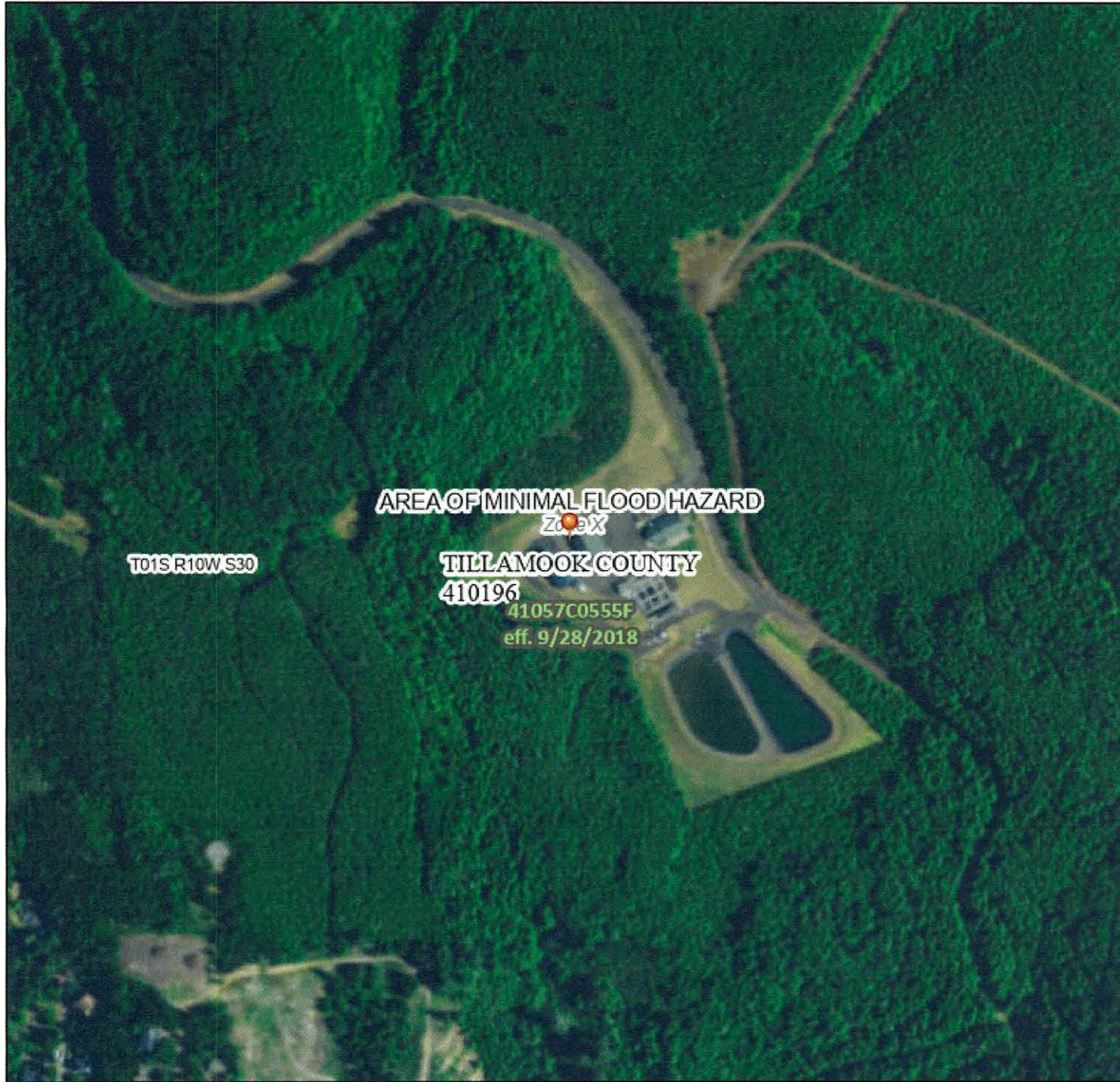
Account #	414671			
■ PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090	Amount	0		
Code Area	0923			
EXEMPTIONS (AV):				
■ PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090	Amount	0		
Code Area	0924			
EXEMPTIONS (AV):				
■ PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090	Amount	0		
FIRE PATROL:				
■ FIRE PATROL SURCHARGE	Amount	47.50	Year 2021	
Code Area	0923			
FIRE PATROL:				
■ FIRE PATROL NORTHWEST	Amount	18.75	Acres 9.75	Year 2021

Comments: 7/8/09 PP 2009-12 +9.75 acres from TL500, changed to non-assessable.LM 6/19/13 Added new waste water treatment plant at 100% complete. KF 9/23/14 Added exemption notation to code 9.24. dv. 8/24/17 Added new above ground fuel tank, pumps, card reader at 100% complete. KF 8/7/19 Added new shed over fuel pump. KF 7/22/21 Added new equipment storage building. Moved portion built/owned by fire department on separate A1 account. KF

National Flood Hazard Layer FIRMette



123°57'33"W 45°27'33"N



1:6,000

123°56'56"W 45°27'7"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.





















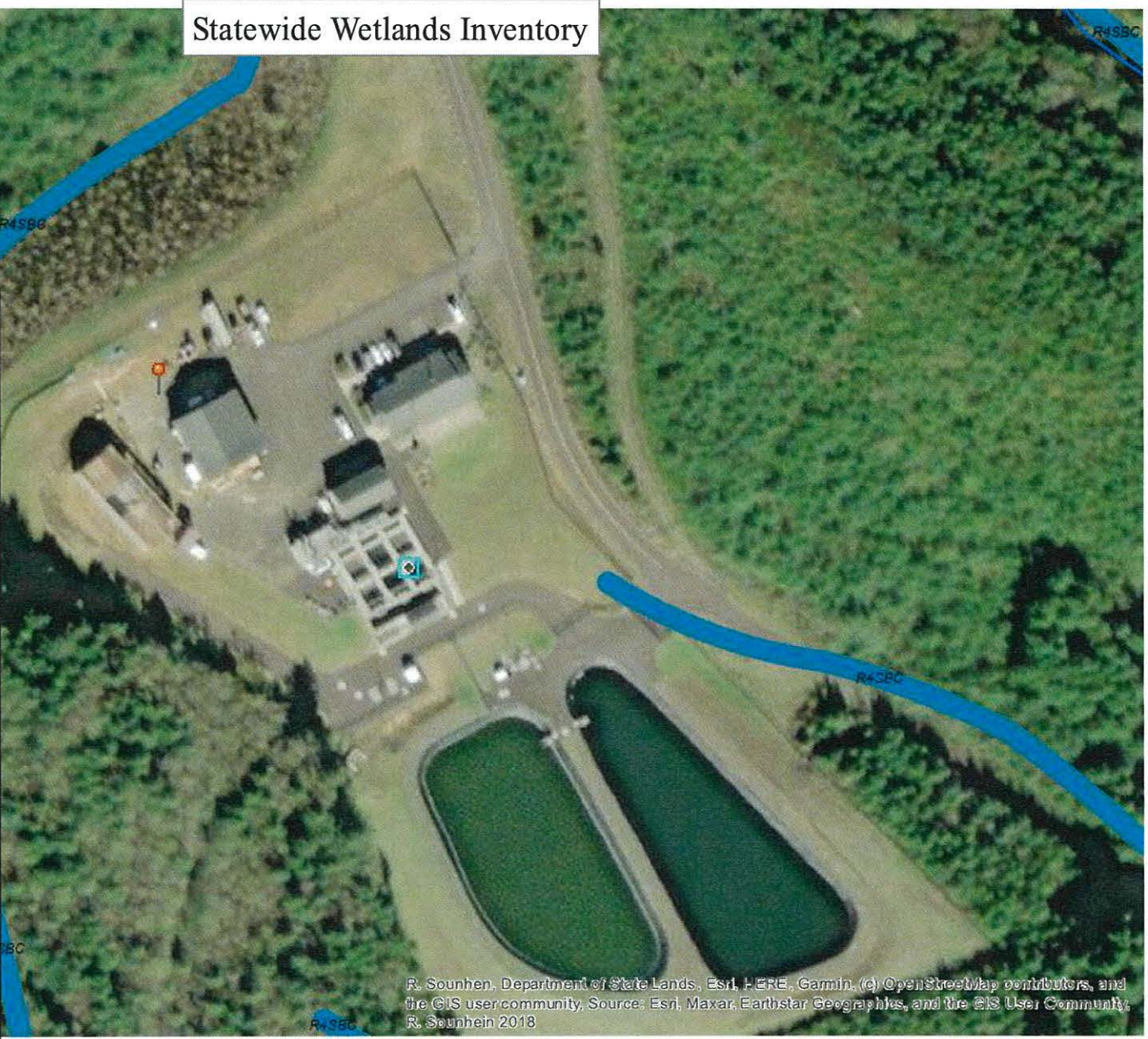
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/16/2022 at 2:30 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.

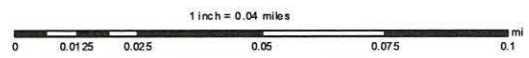
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Statewide Wetlands Inventory

-  Sections
-  LWI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
-  Perennial
-  Intermittent
-  Ephemeral
-  Unknown
-  Canal/Ditch
-  NHD Area
-  NHD Waterbody
- Wetlands**
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  SWIPredominantlyHydricSoilMU
-  SWIagateWinlo

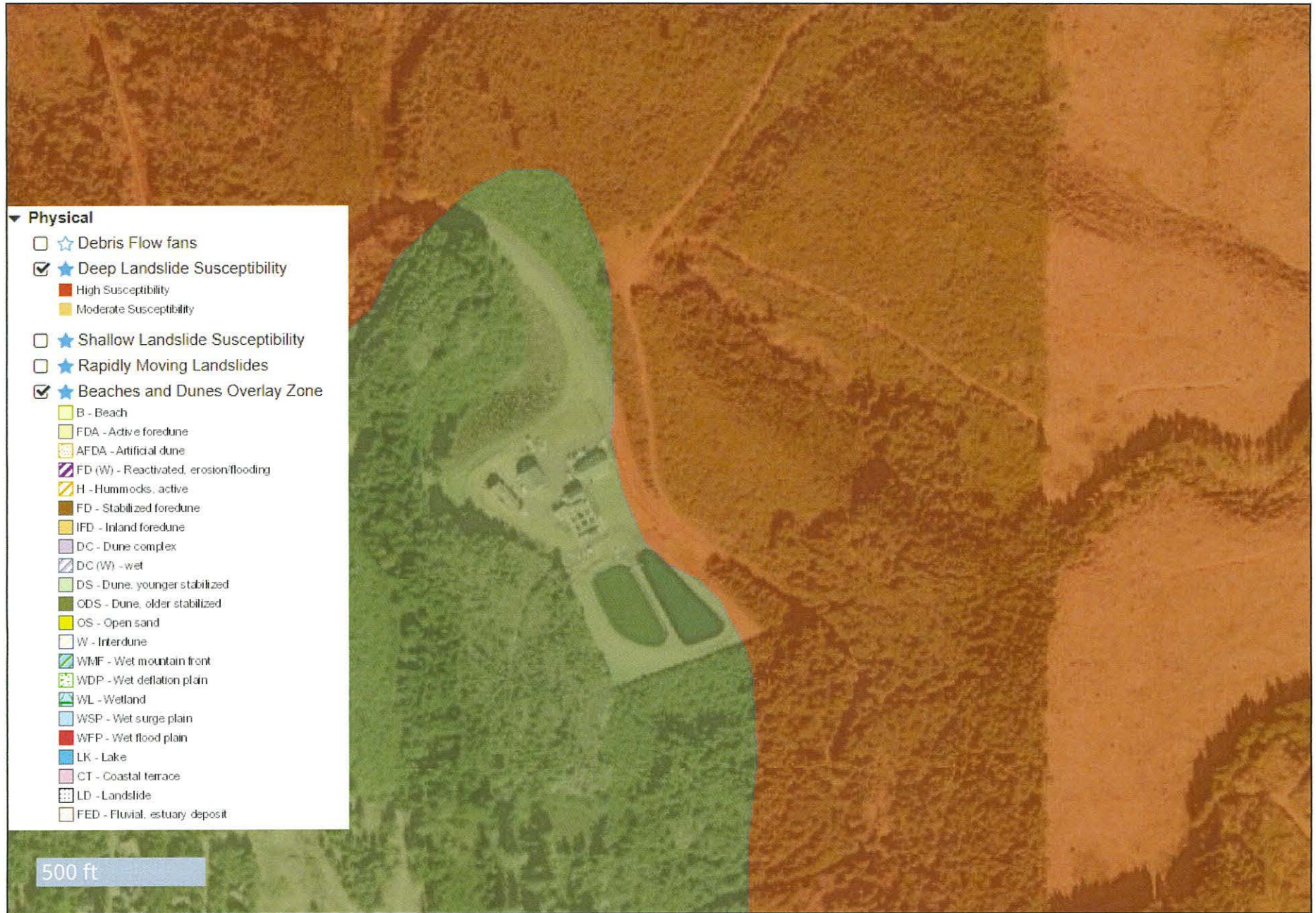


R. Sounhein, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2018



Date: 12/16/2022





Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: WAIVED	
Permit No: 851-22-000400PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Netarts-Oceanside Fire District Phone: 503-842-5900
 Address: 1235 17th St. Loop
 City: Netarts State: OR Zip: 97143
 Email: time@norfpd.org

Property Owner

Name: Netarts-Oceanside Sanitary District Phone: 503-842-8231
 Address: 1755 Cape Mears Loop
 City: Tillamook State: OR Zip: 97141
 Email: dane@nosd.us

Request: _____

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: 1755 Cape Mears Loop

Map Number: 01S 10W 30 501
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.

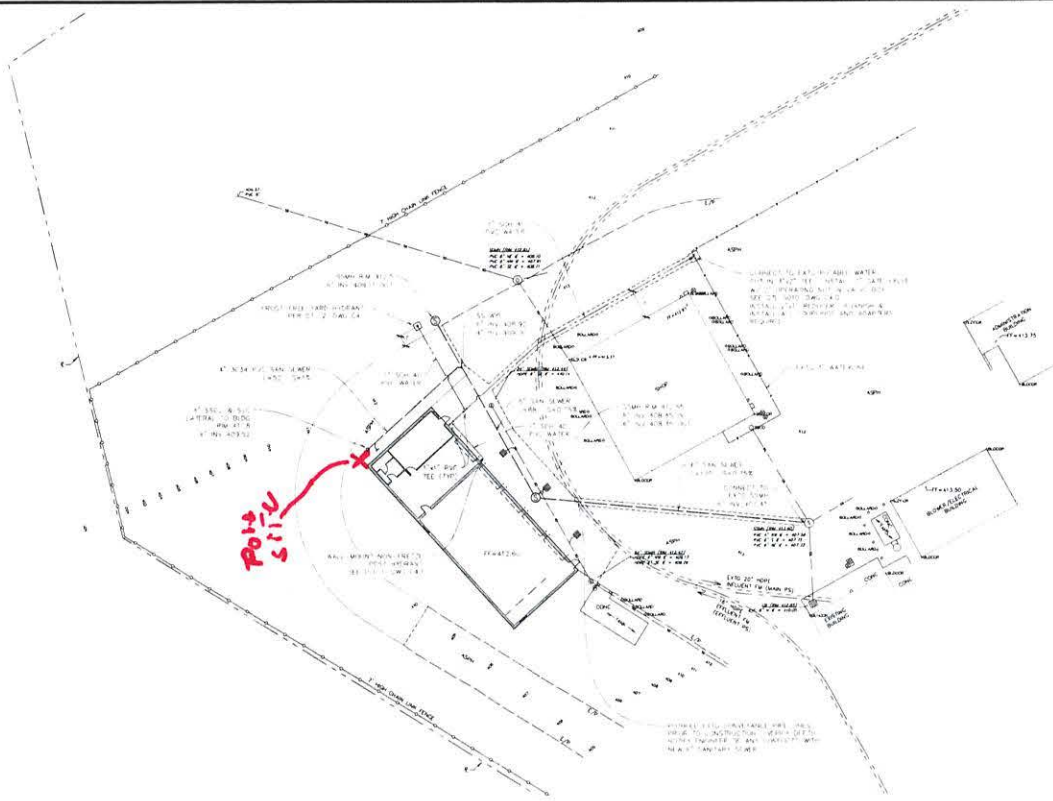
Darin A. Mell
 Property Owner Signature (Required)

8-31-2022
 Date

[Signature]
 Applicant Signature

10-10-22
 Date

11/17/2016 10:30:11 AM
C:\Users\jwong\OneDrive\Documents\16163514\16163514.dwg



UTILITY PLAN



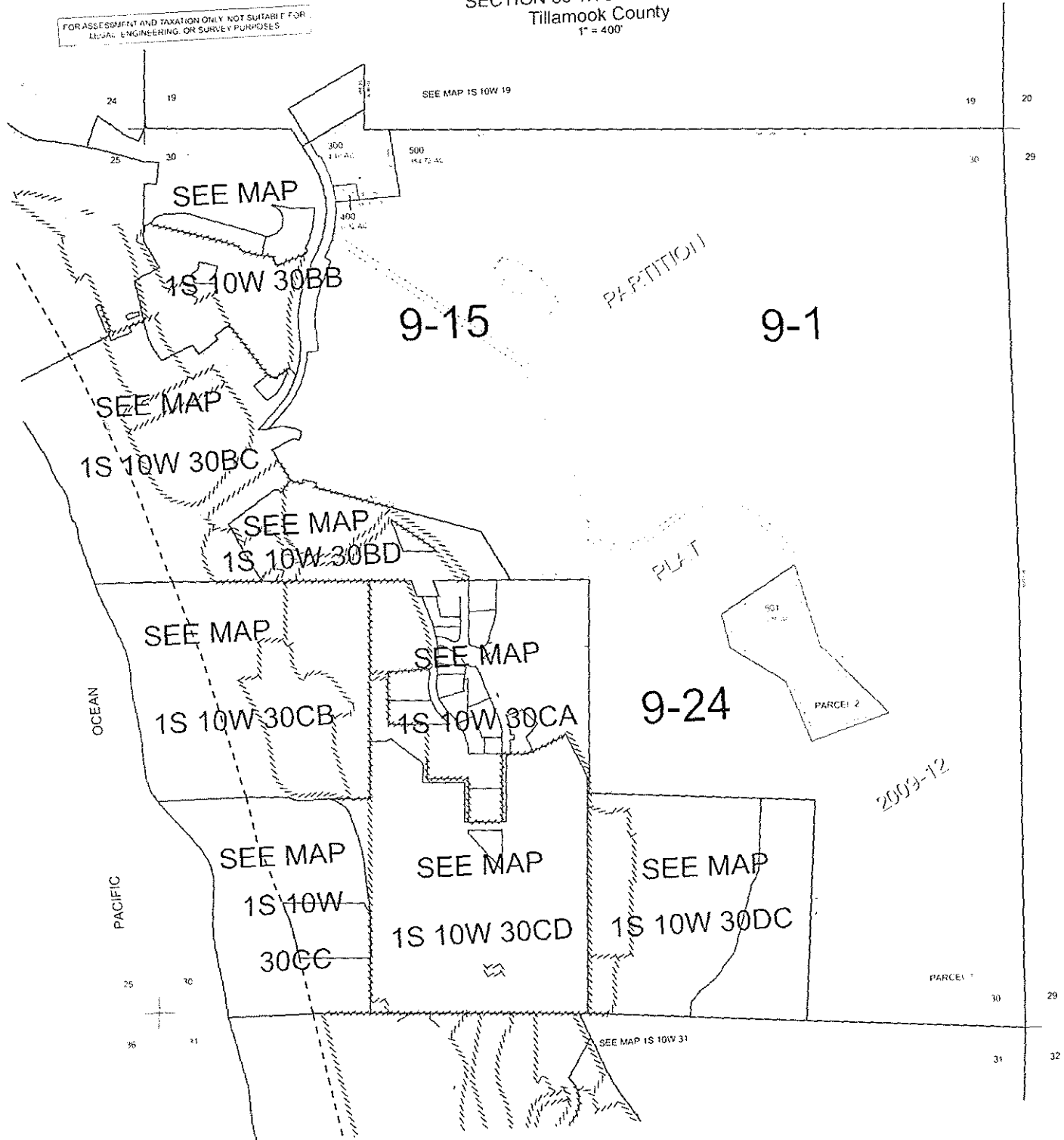
DATE: 11/17/2016 TIME: 10:30:11 AM USER: jwong PROJECT: 16163514 DRAWING: C3.0	
REVIEW	
WE WESTER ENGINEERING, INC. 1000 WEST 10TH AVENUE DENVER, CO 80202 TEL: 303.733.1100 WWW.WESTERENGINEERING.COM	
NEW YORK & OUTSIDE CONTRACTOR UTILITY PLAN	
DRAWING	C3.0
JOB NUMBER	1616 3514 0

SECTION 30 T.1S. R.10W. W.M.
Tillamook County
1" = 400'

01S10W30

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

- CANCELLED
- 100
- 600
- 700
- 731
- 702
- 703
- 704
- 800
- 200



SEE MAP 1S 10W 29

01S10W30
REVISED 12/21/11

Conditional use criteria responses for communication tower.

Project location: 1S10W Tax lot 501

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

Response: The property is zone Forest Zone in the Unincorporated Community of Oceanside. Towers for communication are listed as uses permitted conditionally in the Forest Zone.

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

Response: Uses listed conditionally in this zone are presumed to be consistent with the goal and policies of the Tillamook County Comprehensive Plan. Specifically, this proposal supports the goals and policies outlined in Goal Elements 9 (Population & Economy), 11 (Public Facilities) and 14 (Urbanization). The proposed development of the communication tower is critical to meet fire district emergency communication needs, and add to much needed infrastructure within this area to meet growing overall need for communication resources for the benefit of emergency responders and other community infrastructure partners.

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

Response: The installation site is located on property that is owned by the Netarts Oceanside Sanitary District. The property is accessed via a private road and is secured in a fenced 10 acres office / treatment plant site that has been cleared of all forest vegetation. The site is located south of the unincorporated community of Oceanside.

The proposed communication tower will provide connect ability to Tillamook County Emergency Communication (911), other emergency services within the county as well as provide connect ability to the radio repeater use by the local districts within the Netarts and Oceanside Communities.

CONDITIONAL USE REVIEW CRITERIA:

Forest Zone

1. *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.*

No, this proposed use will not change or increase cost in any way. The site is within the Netarts Oceanside Sanitary District compound, all the marketable timber and natural vegetation has been removed for at least 200 feet in all directions.

2. *The proposed use will not significantly increase fire hazard or significantly increase fire suppression cost or significantly increase risk to fire suppression personnel*

No, the proposed use will not increase fire hazard or fire suppression cost. The proposed use is to install a fully galvanized antenna tower, next to an already constructed Type III building.

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).