



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*

**CONDITIONAL USE REVIEW REQUEST #851-23-000128-PLNG:  
MARTIN 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 22, 2023**

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

**#851-23-000128-PLNG:** Conditional Use request for the construction of an accessory structure without a primary structure in the residential zone of Tillamook County, located east of Beaver, accessed off of Upper Nestucca River RD, a County Road and designated as Tax Lot 301 in Section 01 of Township 4 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner is James P Martin.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 5, 2023, 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, June 6, 2023.

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 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,



Sheila Shoemaker, Land use planner

Sarah Absher, Director, CFM

**REVIEW CRITERIA**

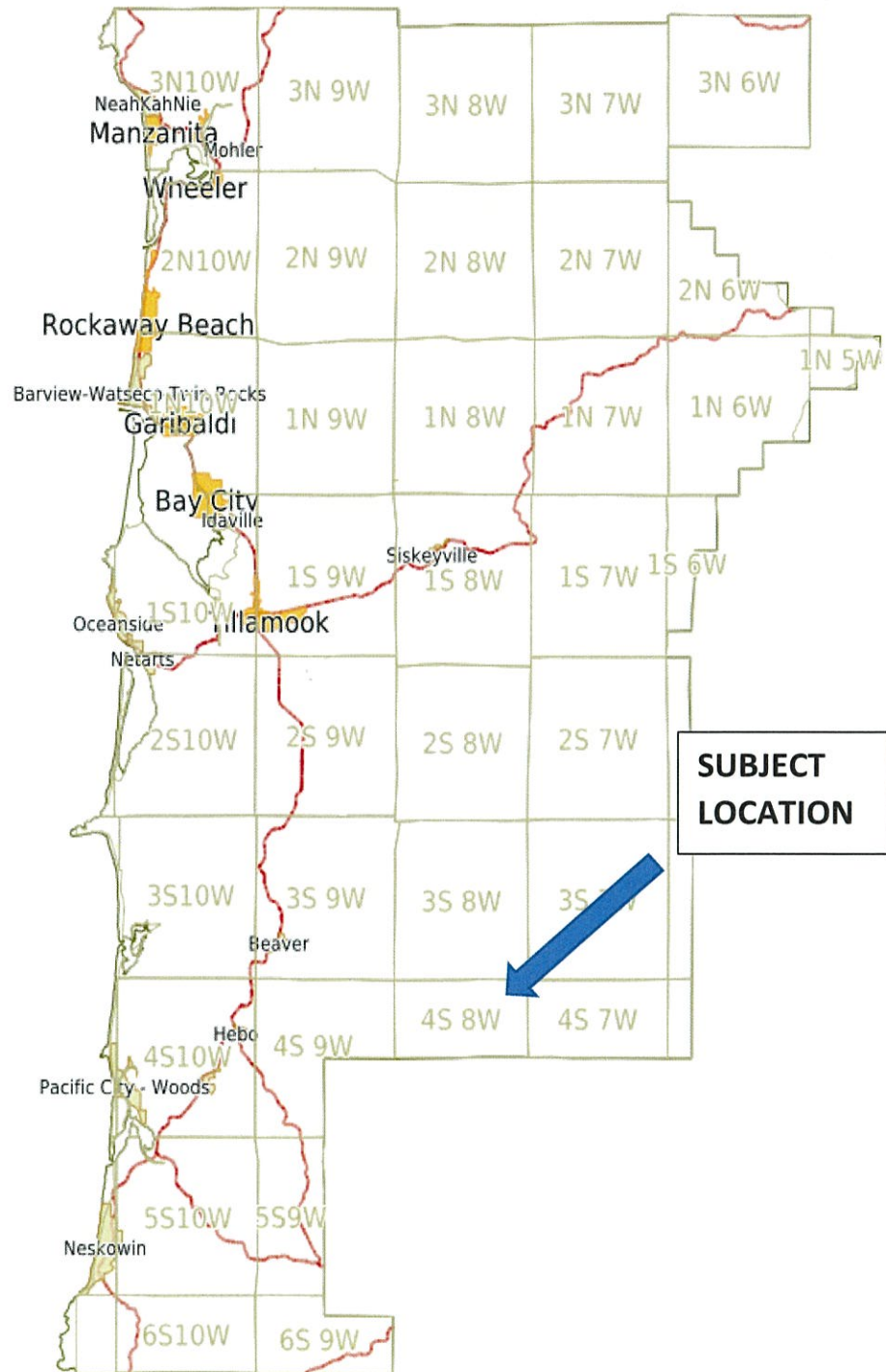
**TCLUO ARTICLE VI:**

**SECTION 6.040: REVIEW CRITERIA**

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

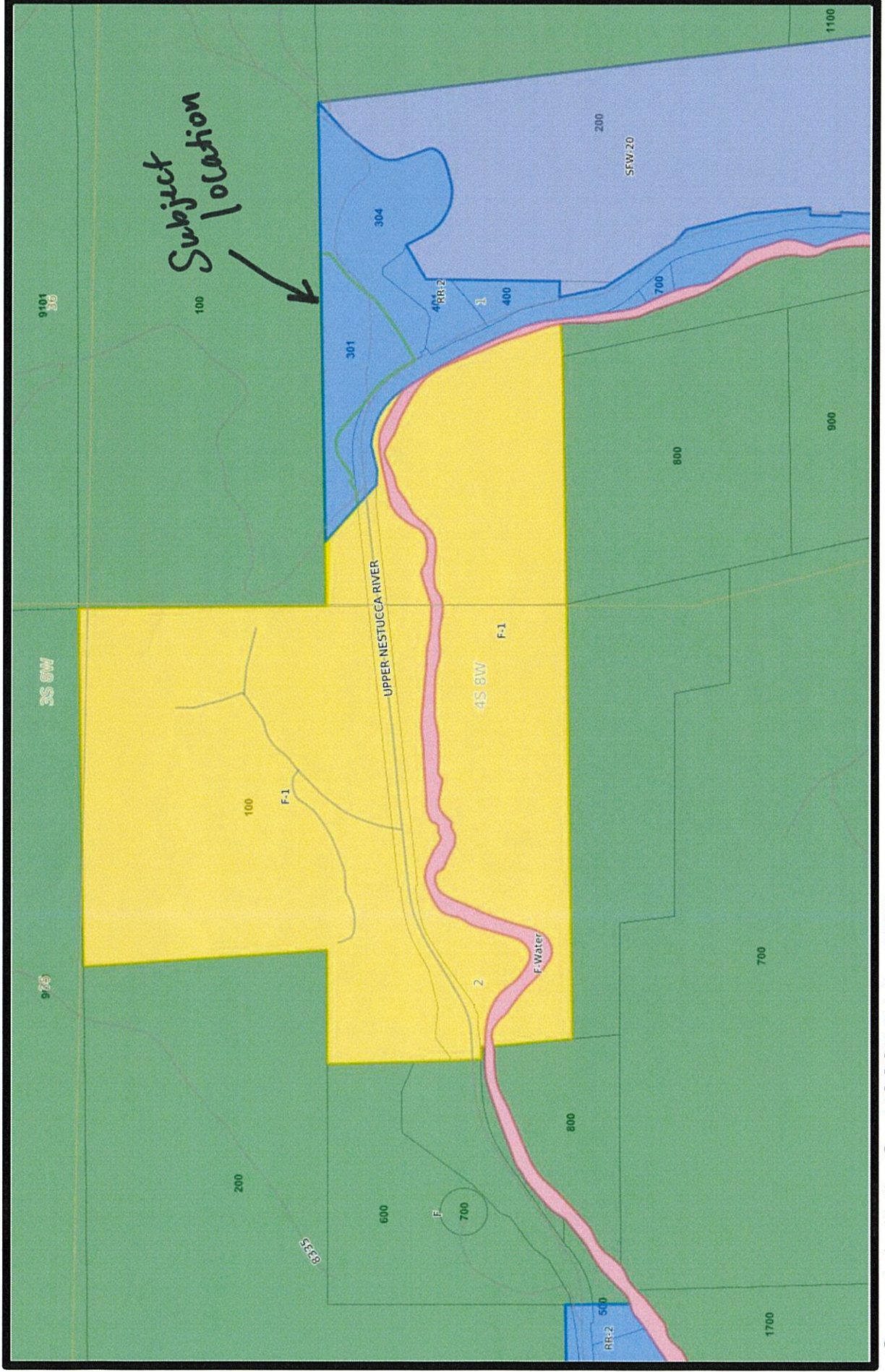
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

# VICINITY MAP



#851-23-000128-PLNG:  
Martin

# Map





## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp:	<b>RECEIVED</b> APR 26 2023 BY: <i>Courtney</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<i>SS</i>
Receipt #:	<i>131471</i>
Fees:	<i>1,300.00</i>
Permit No:	851- <i>93-00028</i> -PLNG

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

Name: *James* Phone: *503 812-7858*  
 Address: *8985 Mill creek rd.*  
 City: *Tillamook* State: *OR* Zip: *97141*  
 Email: *mjimmy820@gmail.com*

**Property Owner**

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

Request: *to build shop before house is built.*

**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: *45* *8* *01* *301*  
Township Range Section Tax Lot(s)

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

**Authorization**

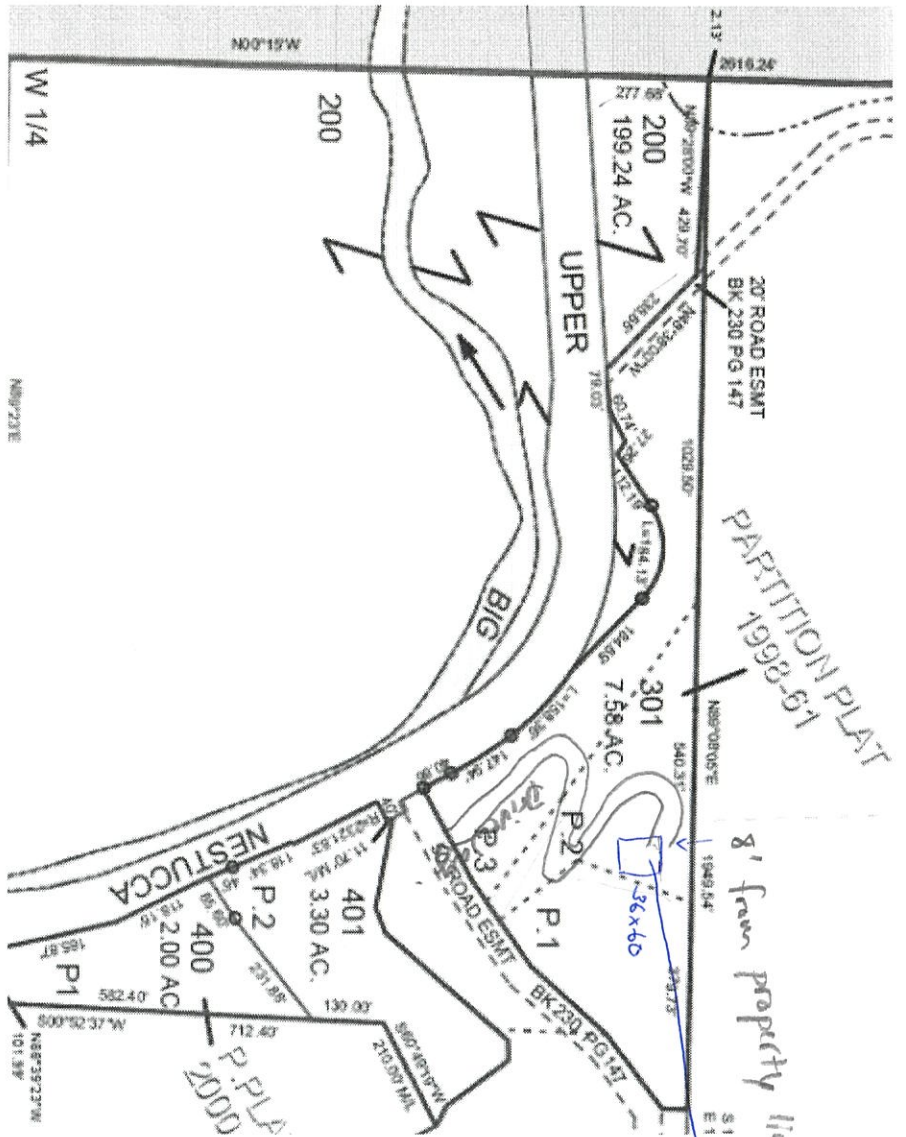
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

*James Martha*  
 Property Owner Signature (Required)

*April 26, 2023*  
 Date

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

Date \_\_\_\_\_



8' from property line  
 proposed shop

1. Yes. Zoned RR-2 the use is allowed conditionally

2. Yes

3. The proposed area the shop is going is in the back of the parcel. not visible from road. It is surrounded by 2nd growth trees and is a mound, with a slight slope on one side. 7.58 acres.

surrounded by Residential property + Forest + Farm zones.

4 The proposed building sight is not visible from neighboring property, and will not limit view or sight from neighboring property.

Neighboring property have like structures. barns, out buildings.

5 No none exist

Road. easement Pg 230 Pg 147

6 Have my own access off Upper Nestuccan River Rd. Water is accessed from its own well. Drilled well. It has a accepted site approved plan. for septic. Will meet fire service access. Served from Nestuccan Rural Fire district.