



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

Land of Cheese, Trees and Ocean Breeze

RESOURCE ZONE EXCEPTION #851-23-000164-PLNG: MJN Homebase, LLC/ GC Northwest LLC
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: June 23, 2023

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

#851-23-000164-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary by 52.2-feet to establish a 58.8-foot setback from the southerly (rear) property line, and by 44.7-feet to establish a 25.3-foot setback from the northerly (front) property line.

The subject property is located east of the City of Tillamook, is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 100 in Section 27 of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The applicant is GC Northwest LLC and the property owner is MJN Homebase, LLC.

Written comments received by the Department of Community Development prior to 4:00p.m. on July 7, 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 July 10, 2023.

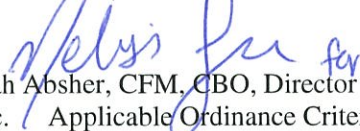
Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering 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 Ext. 3412 or ltone@co.tillamook.or.us.

Sincerely,


Allison Chase, Land Use Planner


Sarah Absher, CFM, CBO, 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:

...

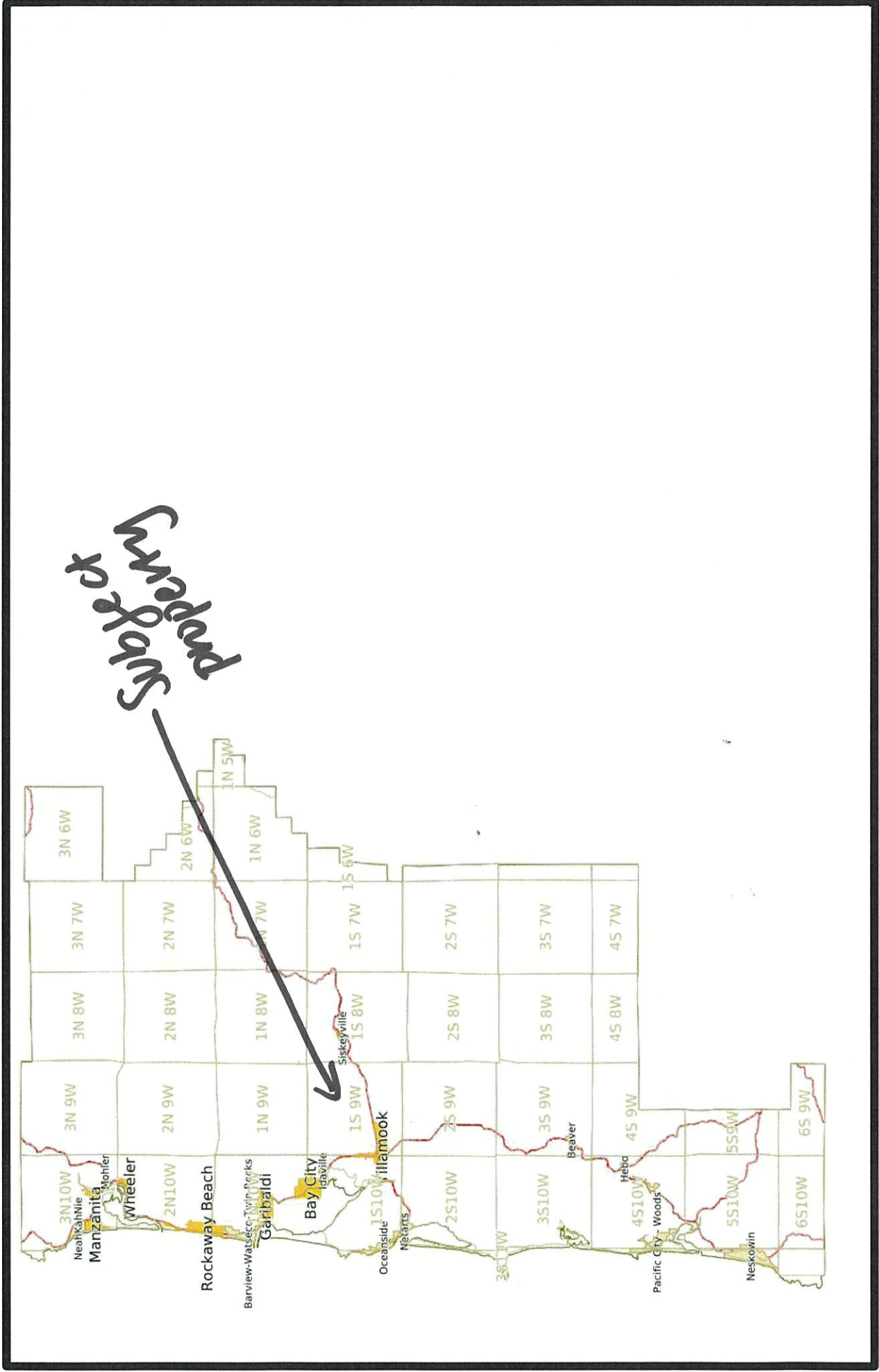
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 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.

...

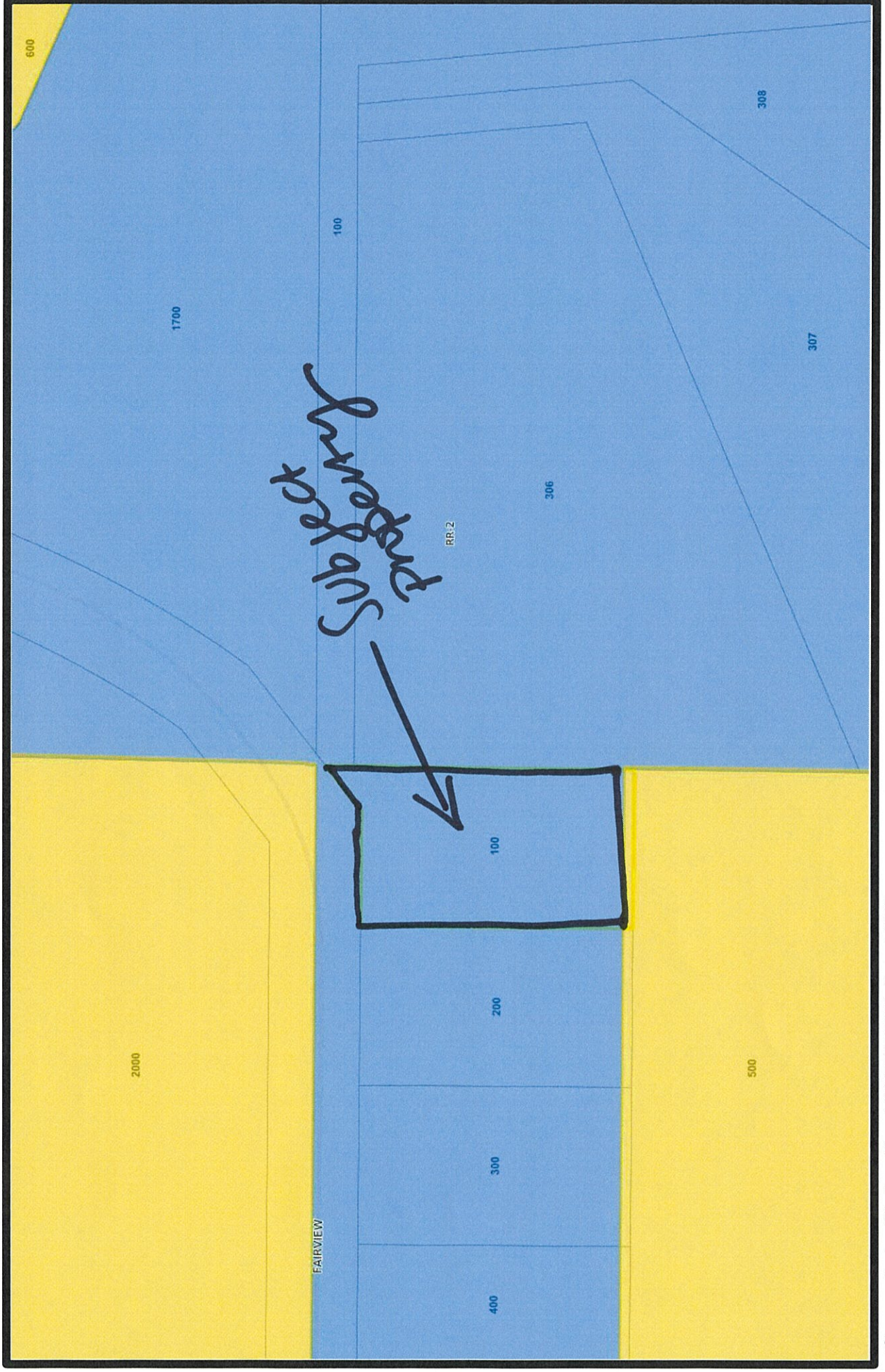
- (k) *No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not 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.*

EXHIBIT A

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 27 T.1S. R.9W. W.M.
TILLAMOOK COUNTY

1" = 400'

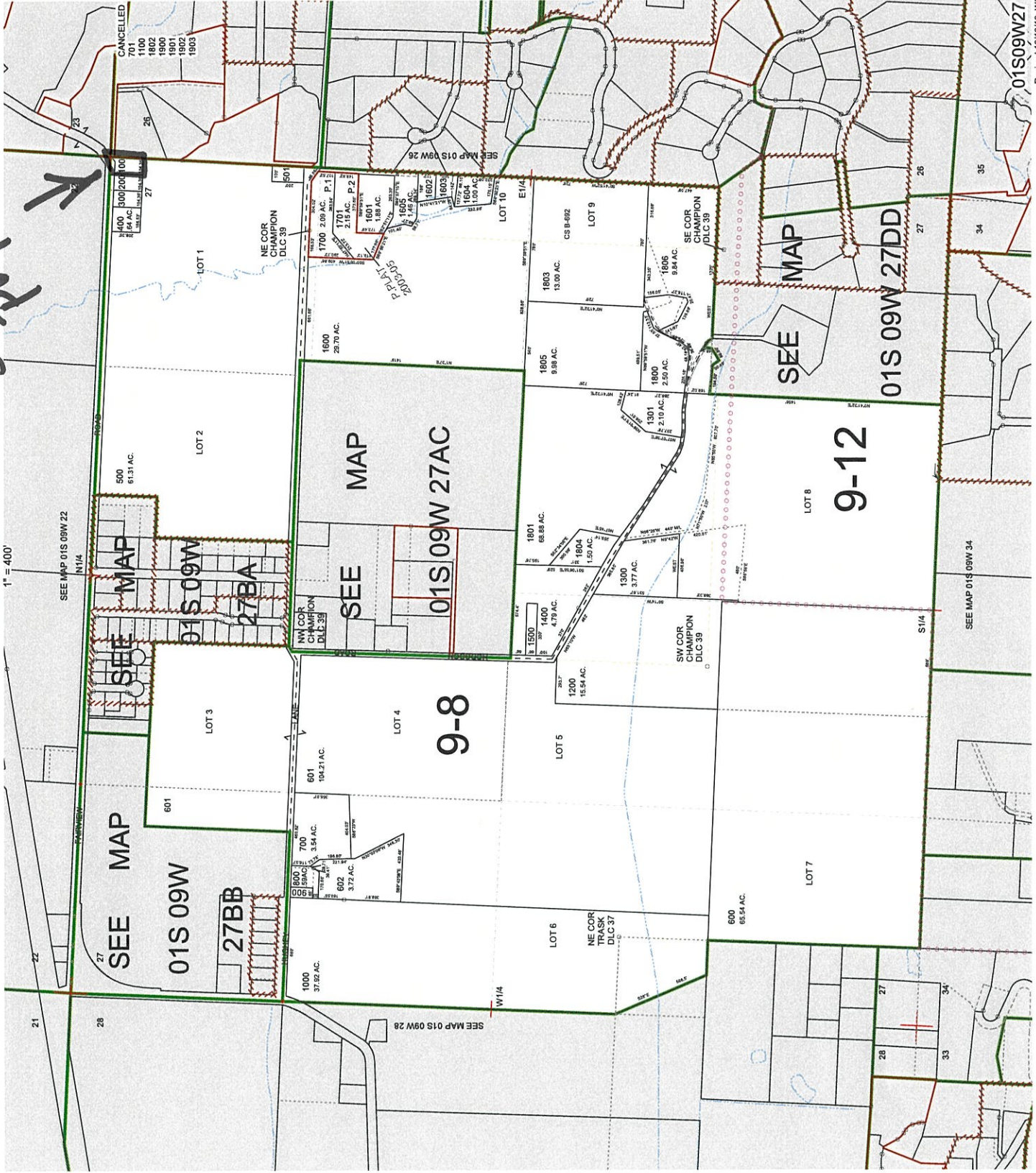


Sub Program

01S09W27

01S09W27

Revised 12/19/19, WS



National Flood Hazard Layer FIRMette



123°46'3"W 45°27'59"N



123°45'25"W 45°27'33"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, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- 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 *Zone X*
- 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 *Zone X*
- Effective LOMRs
- Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

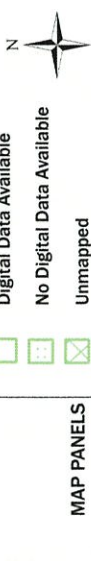
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

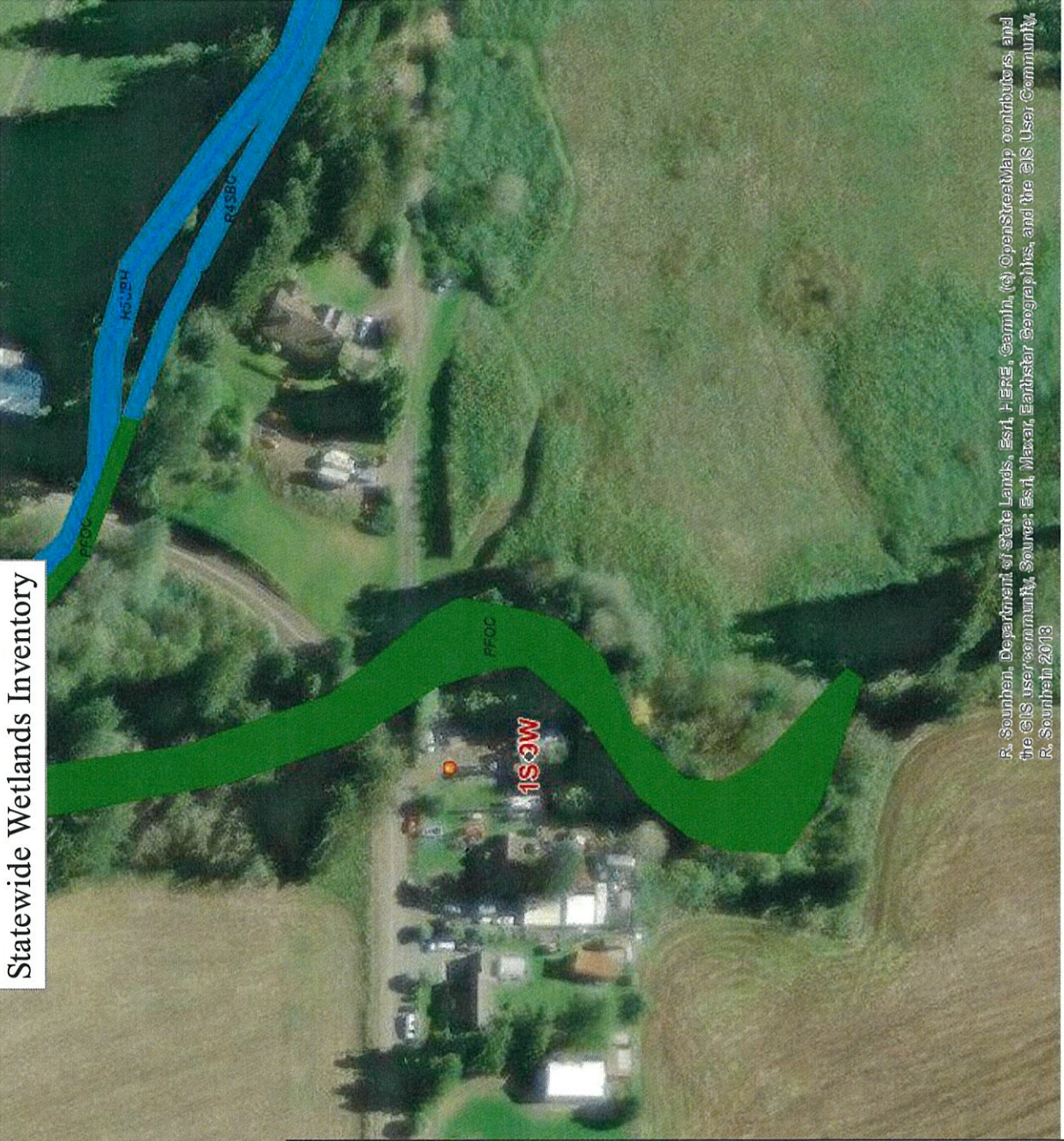
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/23/2023 at 12:19 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



R. Sounthain, Department of State Lands, Est. F. ERG, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Est. Mackay, Earthstar Geographics, and the GIS User Community, R. Sounthain 2013

	Townships
	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
	SWI Predominantly Hydric Soil Map Units
	SWI Agate-Winlo Soils



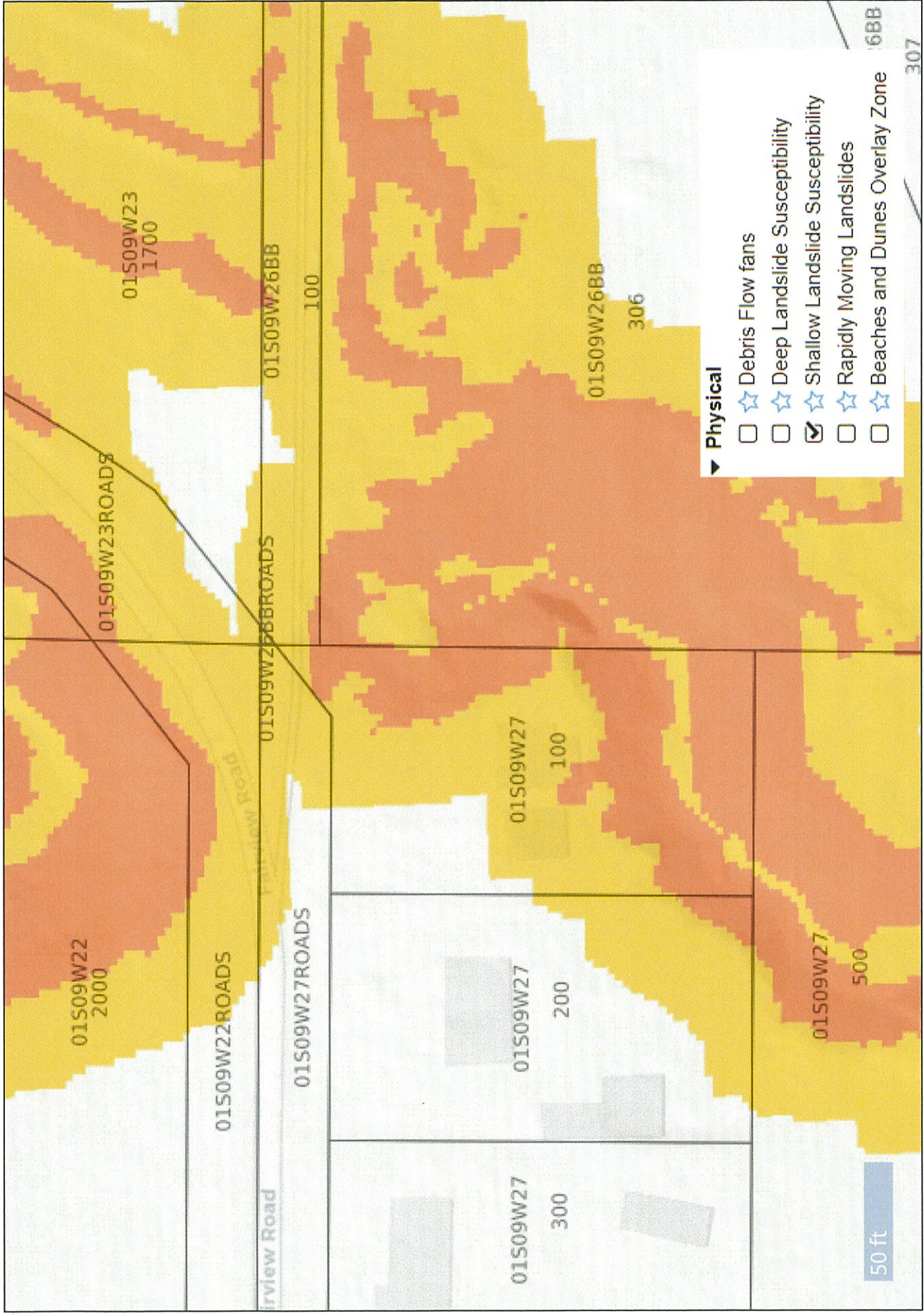
The Statewide Wetlands Inventory (SWI) represents the best data available at the time the map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

Date: 6/21/2023



State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR 97301-1279
 (503) 986-5200

Hazard Map



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.

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

June 23, 2023 10:17:23 am

Account # 152346 Map # 1S09270000100 Code - Tax # 0908-152346 Legal Descr See Record Mailing Name MJN HOME BASE LLC Agent In Care Of Mailing Address 10035 FAIRVIEW RD TILLAMOOK, OR 97141 Prop Class 100 MA SA NH Unit RMV Class 100 03 ST 301 22911-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2022-3757 Sales Date/Price 06-03-2022 / \$0.00 Appraiser KARI FLEISHER
--	--

Situs Address(s)	Situs City
ID# 1 9985 FAIRVIEW RD	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0908 Land	99,220			Land	0
Impr.	0			Impr.	0
Code Area Total	99,220	54,210	54,210		0
Grand Total	99,220	54,210	54,210		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0908					LANDSCAPE - FAIR	100			500
0908	1	<input checked="" type="checkbox"/>		RR-2	Market	104	A	0.44	85,920
0908					OSD - AVERAGE	100			12,800
Grand Total								0.44	99,220

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0	0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:
 ■ ACT OF GOD RMV & MAV ADJUSTED 308.146 ADDED 2022

Comments: 6/23/2016 Reappraised land; tabled values. Reappraised improvements, updated inventory.SLK
 3/3/22 Home and garage were involved in a fire that rendered the home uninhabitable on Nov 4, 2021. Garage was demolished and owners have plans to fully demolish home. Per LM ok to remove value on all imps. Adjusted RMV/MAV to reflect. KF

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: GC Northwest LLC Phone: (360) 909-1080
 Address: PO Box 3221
 City: Vancouver State: WA Zip: 98668
 Email: jennym@gcnorthwest.com, david@gcnorthwest..com

Property Owner

Name: MTJN Homebase LLC Phone: (503) 707-9695
 Address: 10035 Fairview Rd
 City: Tillamook State: OR Zip: 97141
 Email: daviddneal@gmail.com

OFFICE USE ONLY	
Date Stamp	RECEIVED JUN 05 2023 BY: <u>Countee</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MTJ</u>	
Receipt #: <u>132135</u>	
Fees: <u>1,300</u>	
Permit No: <u>851-23-00164</u> -PLNG	

Request: Erect steel building and pan deck concrete roof deck storage garage. Residence

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: 9985 Fairview Rd. Tillamook, OR 97141

Map Number: 1S10-2700-00100

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.

Property Owner Signature (Required)

[Signature]

Date

5/19/23

Applicant Signature
David Millar

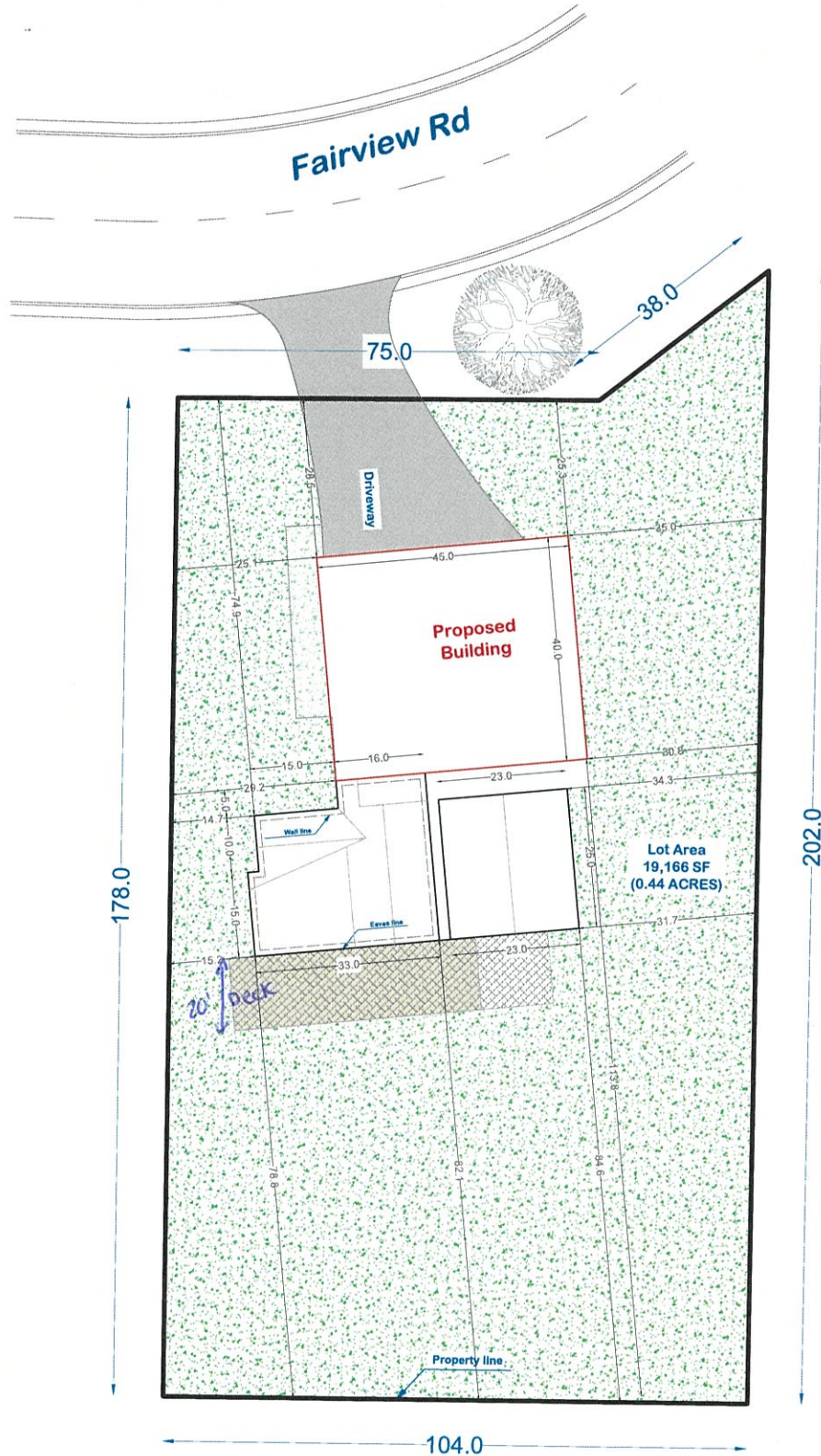
5/19/2023

Date



Parcel No. 1S0927-00-00100
Address for site plan :
9985 Fairview Rd
City, State, ZIP: Tillamook, OR 97141
Purpose of site plan: Building Permit
Scale: 1" = 20'

Owner:
MJN HOME BASE LLC
Legal Info:
-
Zoning: -



After Recording Return To:

RESTRICTIVE COVENANT

DAVID D. NEAL

(GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this 2 day of June 2023

David D. Neal
Signature

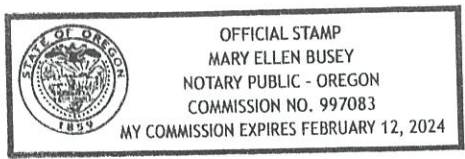
DAVID D. NEAL
Print Names

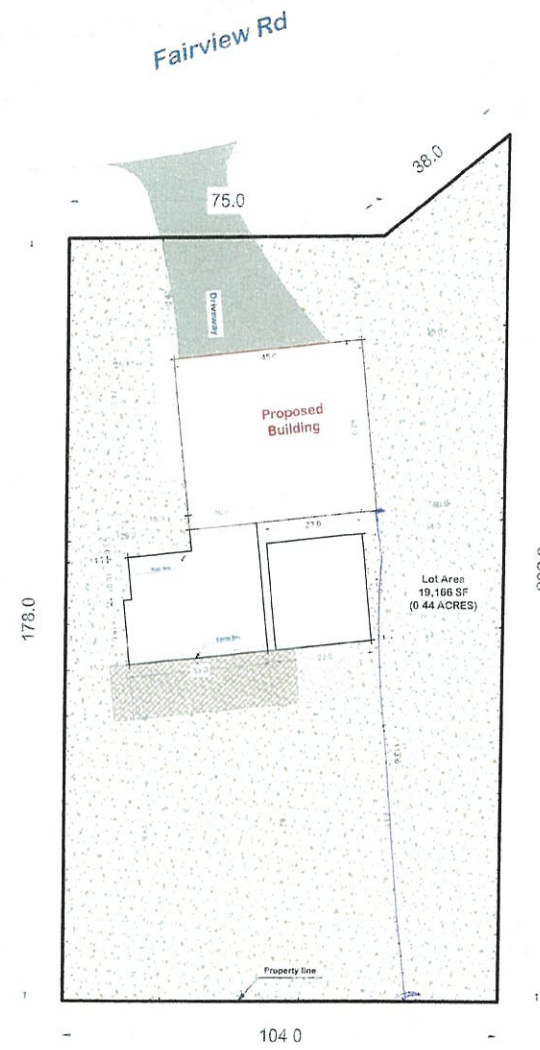
State of Oregon, County of Tillamook

Subscribed and sworn to before me this 2 day of June, 2023

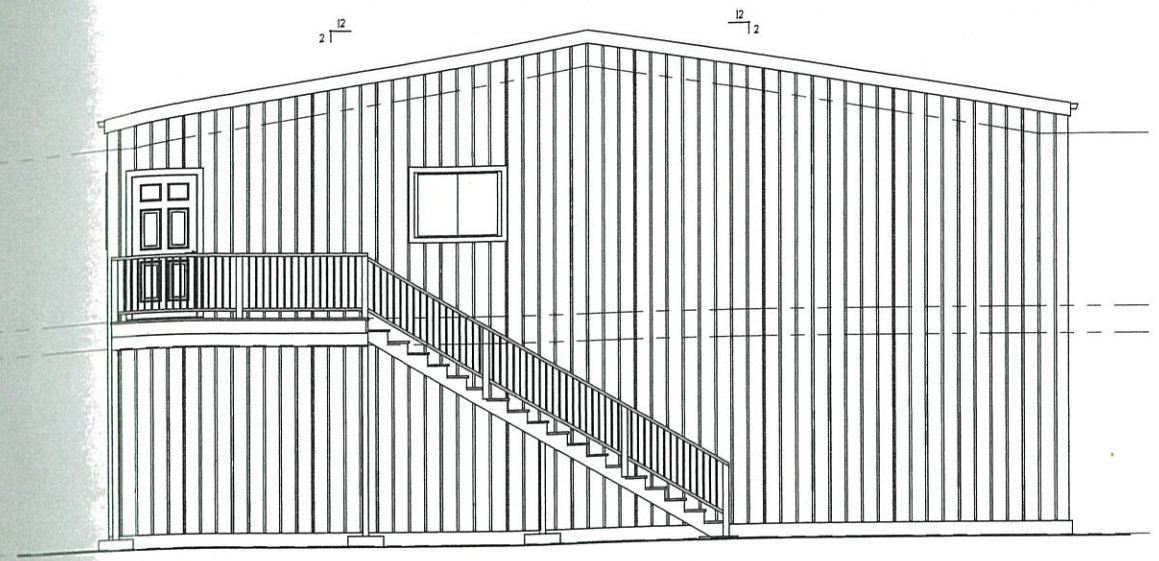
SEAL

Mary Ellen Busey
Notary Public of Oregon
My Commission Expires:
12 Feb 2024





SITE PLAN
1" = 20'



LEFT ELEVATION WEST
SHOP/ADU 1/4" = 1'-0"

- GENERAL NOTES**
1. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION INTERNATIONAL RESIDENTIAL CODE, ANY APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS. (2021 IRC)
 2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
 4. DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF (LL)
STAIRS	100 PSF (LL)
GARAGE FLOOR	50 PSF (2000# FT.)
DECK	60 PSF (LL)
WIND	5100 MPH
SEISMIC	DI

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
 5. INSULATION: PATH 1

ROOF (VAULTED)	R-38
ROOF (FLAT)	R-49
WALLS (2X4 EXTERIOR)	R-13
WALLS (2X6 EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-30
 6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED. VERIFY WITH CONTRACTOR.
 7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
 8. PROVIDE INSULATION BAFFLES AT EAVE VENTS
 9. ROOF VENTS TO TOTAL MORE THAN 1/300 OF THE ATTIC AREA BEING VENTILATED.

THE CONTRACTORS ARE TO CHECK AND VERIFY ACCURACY AND SITE CONDITIONS BEFORE START OF CONSTRUCTION. THE BUYER AGREES THAT CAD NORTHWEST HAS NO LIABILITY FOR COSTS OR CHARGES RESULTING FROM DESIGN ERRORS OR OMISSIONS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

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22685 S.W. Conifer Drive
Sherwood, Or. 97140
www.cadnw.com

Custom Home Design
—CAD Northwest—

Phone: (503) 625-6330

PLAN NUMBER:
NEAL01

DAVID NEAL'S APARTMENT ADDITION
10035 FAIRVIEW RD
TILLAMOOK OREGON 97141

SHEET
1 of 4