



Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW #851-24-000423-PLNG:
TOBIN/CATTERALL

*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: March 14, 2025

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

#851-24-000423-PLNG: A Non-Conforming Minor Review request to allow for the replacement and expansion of an existing non-conforming decks attached to a single-family dwelling, as the decks does not conform to setbacks. The property is located within the Unincorporated Community of Oceanside at 546 Aster Street, a County road, and designated as Tax Lot 2100 in Section 30BC of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Residential Oceanside (ROS). The property owner and applicants are Regina Tobin and Shirely Catterall.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 28, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

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 decision will be made no sooner than March 31, 2025.

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.tillamookcounty.gov/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 or email Sarah Thompson, DCD Office Specialist, at sarah.thompson@tillamookcounty.gov.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck".

Melissa Jenck, CFM, Senior Planner

Sarah Absher, Director, CFM

Enc. Maps. Criteria

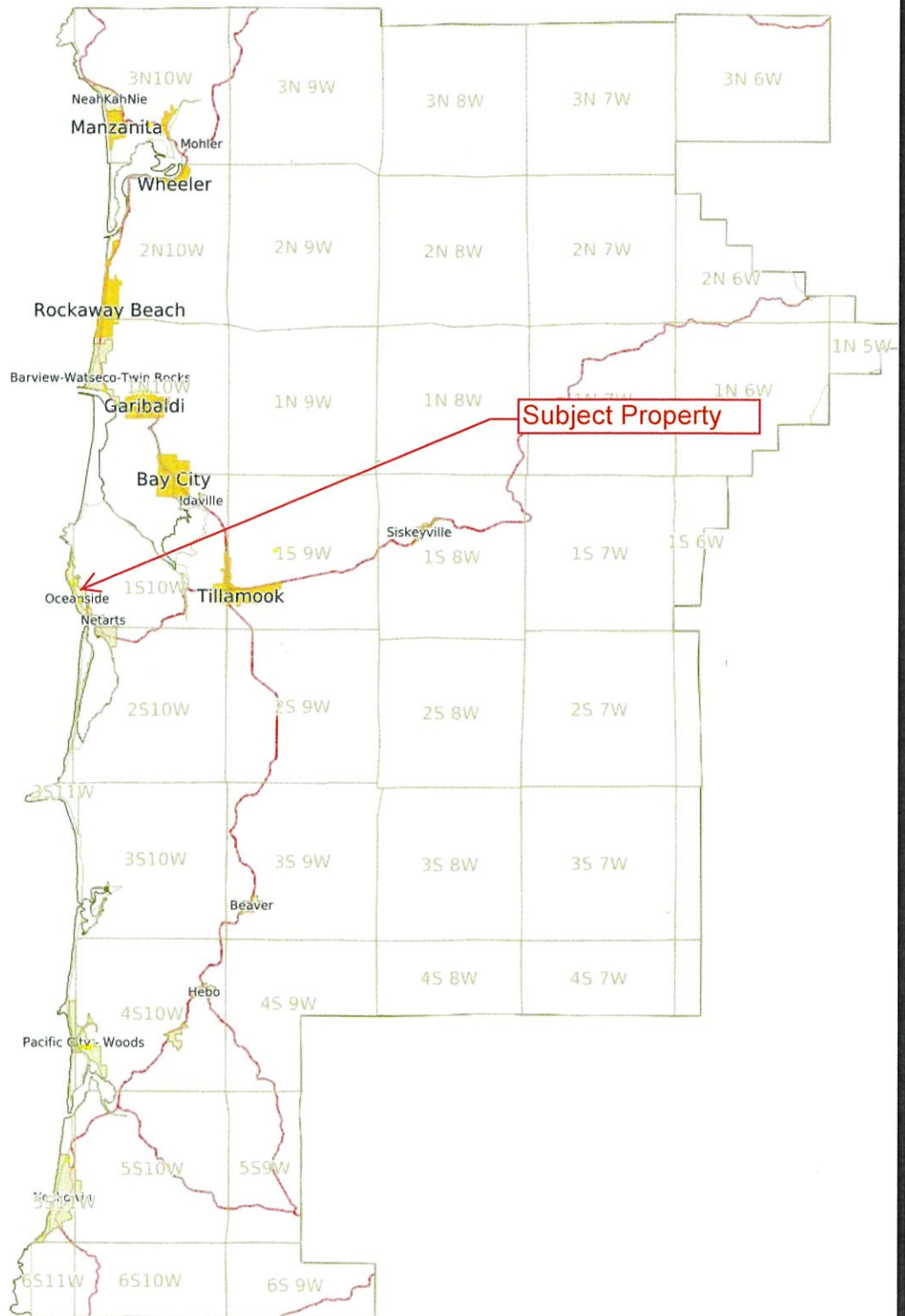
REVIEW CRITERIA

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

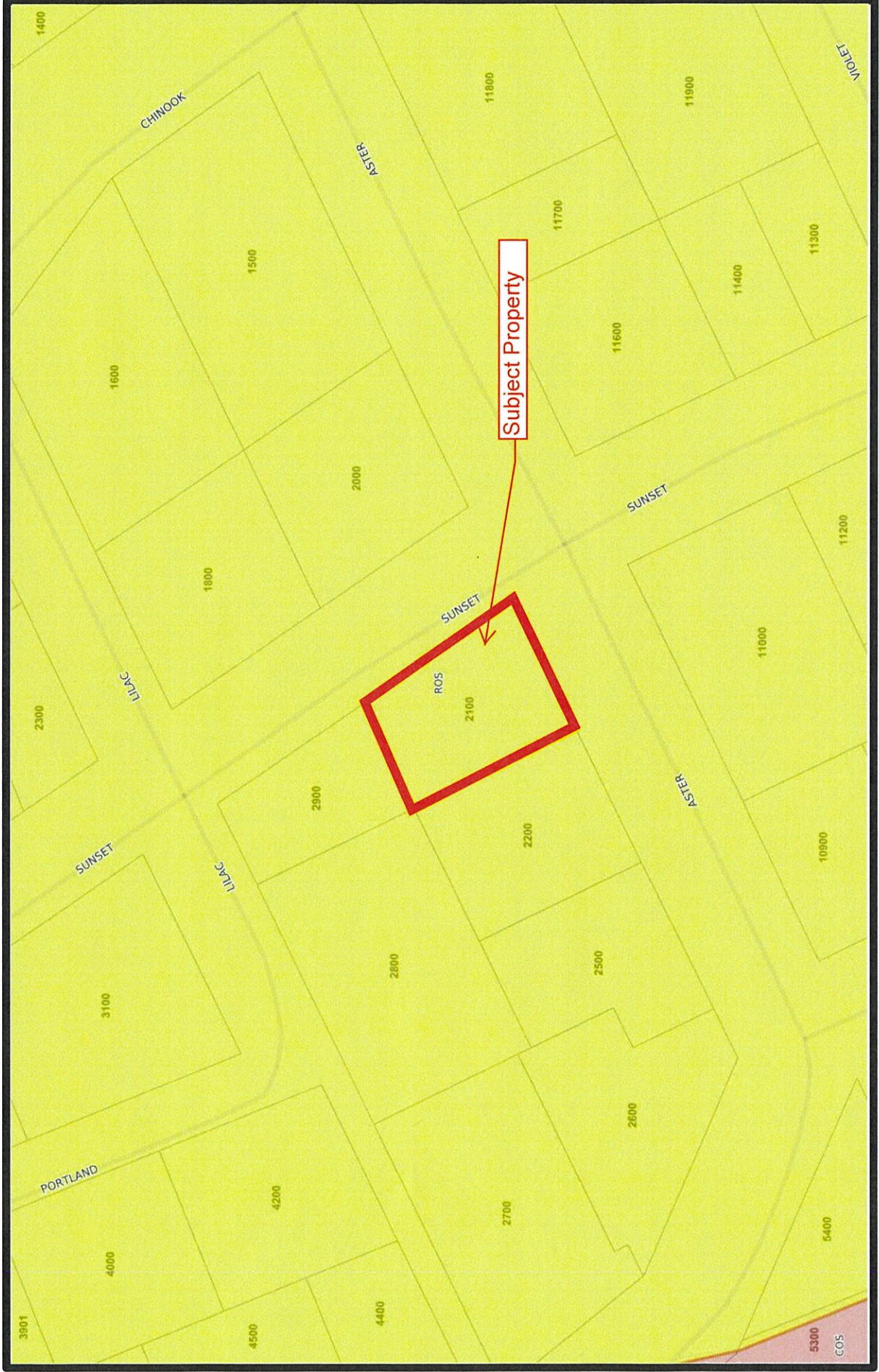
- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 2. Numbers and kinds of vehicular trips to the site;
 3. Amount and nature of outside storage, loading and parking;
 4. Visual impact;
 5. Hours of operation;
 6. Effect on existing vegetation;
 7. Effect on water drainage and water quality;
 8. Service or other benefit to the use or structure provides to the area; and
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
 - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

EXHIBIT A

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W. 1/4 N.W. 1/4 SEC. 30 T. 1S. R. 10W. W.M.

TILLAMOOK COUNTY

01S10W30BC
OCEANSIDE

01S10W30BC
OCEANSIDE

Revised 4/01/24, WS



9-21

- CANCELLED
- 100
- 400
- 1700
- 1900
- 2300
- 2600
- 3000
- 3500
- 3800
- 4100
- 4300
- 4700
- 5000
- 5500
- 6000
- 6800
- 7200
- 8300
- 8900
- 9301
- 10200
- 11500
- 12100
- 12300
- 12701
- 12900
- 14500
- 14800
- 15600
- 11100
- 12401

SEE MAP 15 10W 30

SEE MAP 15 10W 30BC

Tillamook County
2024 Real Property Assessment Report
 Account 192311

Map 1S1030BC02100
 Code - Tax ID 0921 - 192311

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr OCEANSIDE 2ND ADD
 Block - 9 Lot - 7

Mailing TOBIN, REGINA L TRUSTEE &
 CATTERALL, SHIRLEY TRUSTEE
 2020 SW ARNOLD ST
 PORTLAND OR 97219

Deed Reference # 2009-8749
 Sales Date/Price 12-18-2009 / \$0
 Appraiser ELIZABETH LOFTIS

Property Class 101 MA SA NH
 RMV Class 101 08 OV 805

| Site | Situs Address | City |
|------|---------------|--------|
| 1 | 5460 ASTER ST | COUNTY |

| Value Summary | | | | | | |
|------------------------|------|---------|---------|---------|---------------|-------|
| Code Area | | RMV | MAV | AV | RMV Exception | CPR % |
| 0921 | Land | 314,660 | | Land | 0 | |
| | Impr | 180,730 | | Impr | 0 | |
| Code Area Total | | 495,390 | 274,140 | 274,140 | 0 | |
| Grand Total | | 495,390 | 274,140 | 274,140 | 0 | |

| Land Breakdown | | | | | | | | | |
|------------------------|------|-------------------------------------|----|-----------|---------------------|---------|---------|------------|-------------|
| Code Area | ID # | RFPD | Ex | Plan Zone | Value Source | Trend % | Size | Land Class | Trended RMV |
| 0921 | | | | | LANDSCAPE - AVERAGE | 100 | | | 1,500 |
| | 1 | <input checked="" type="checkbox"/> | | ROS | Market | 123 | 0.06 AC | | 288,360 |
| | | | | | OSD - AVERAGE | 100 | | | 24,800 |
| Code Area Total | | | | | | | 0.06 AC | | 314,660 |

| Improvement Breakdown | | | | | | | | | |
|------------------------|------|------------|------------|----------------------------------|---------|------------|-----|---------|-------------|
| Code Area | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 0921 | 1 | 1927 | 136 | Two story or more, with basement | 101 | 1,044 | | | 180,730 |
| Code Area Total | | | | | | 1,044 | | | 180,730 |

| Exemptions / Special Assessments / Notations | | | |
|--|---------------------|--------|-----------|
| Code Area | Special Assessments | Amount | Year Used |
| 0921 | ■ SOLID WASTE | 12.00 | 2024 |

Comments 4/7/08 Sales review - updated inventory, E.J.
 1/12/12 Land re-appraisal, tabled land. E.J.

National Flood Hazard Layer FIRMette

123°58'23"W 45°27'48"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, A199
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

- 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 OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

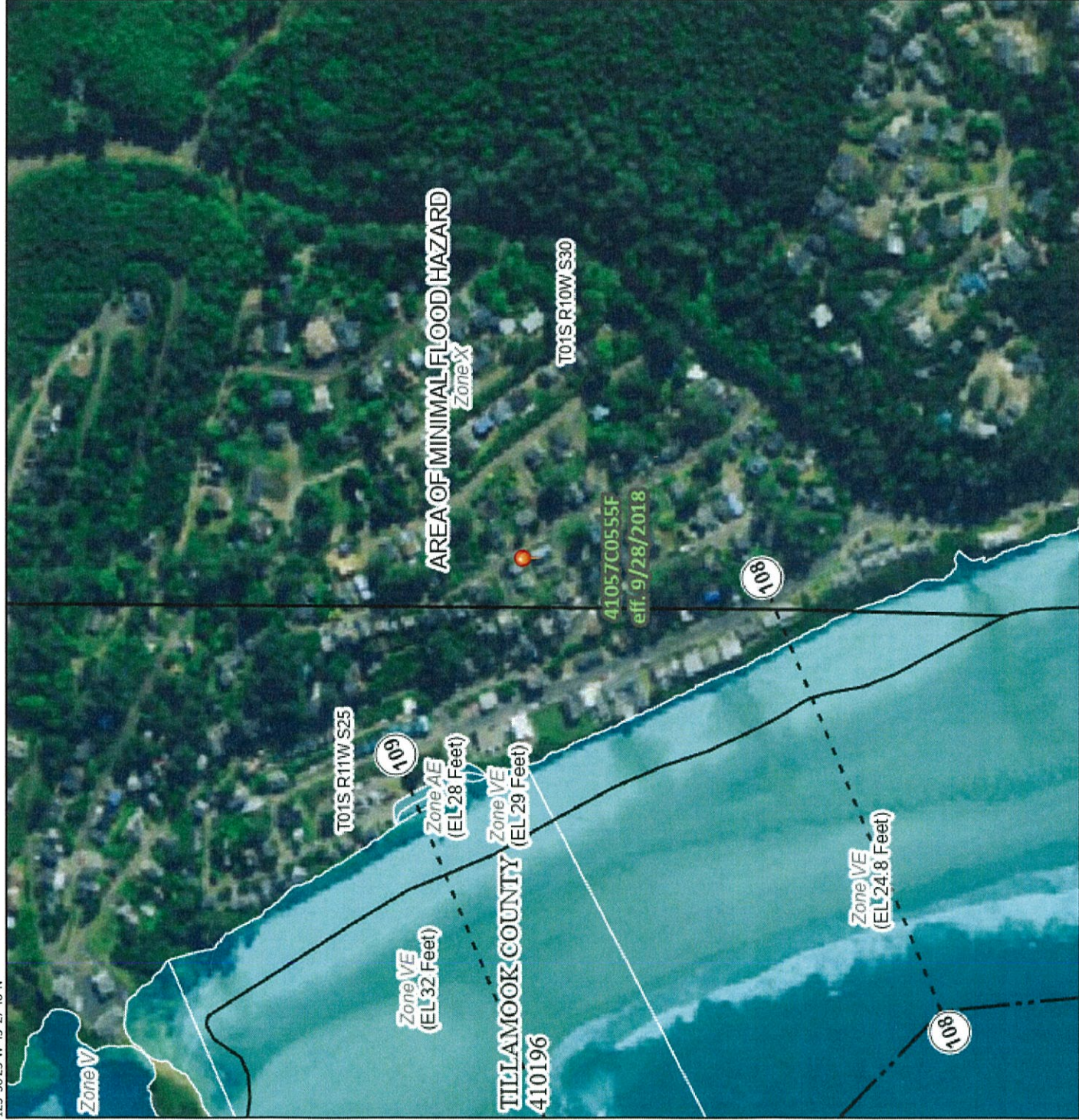


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **3/14/2025 at 9:32 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.

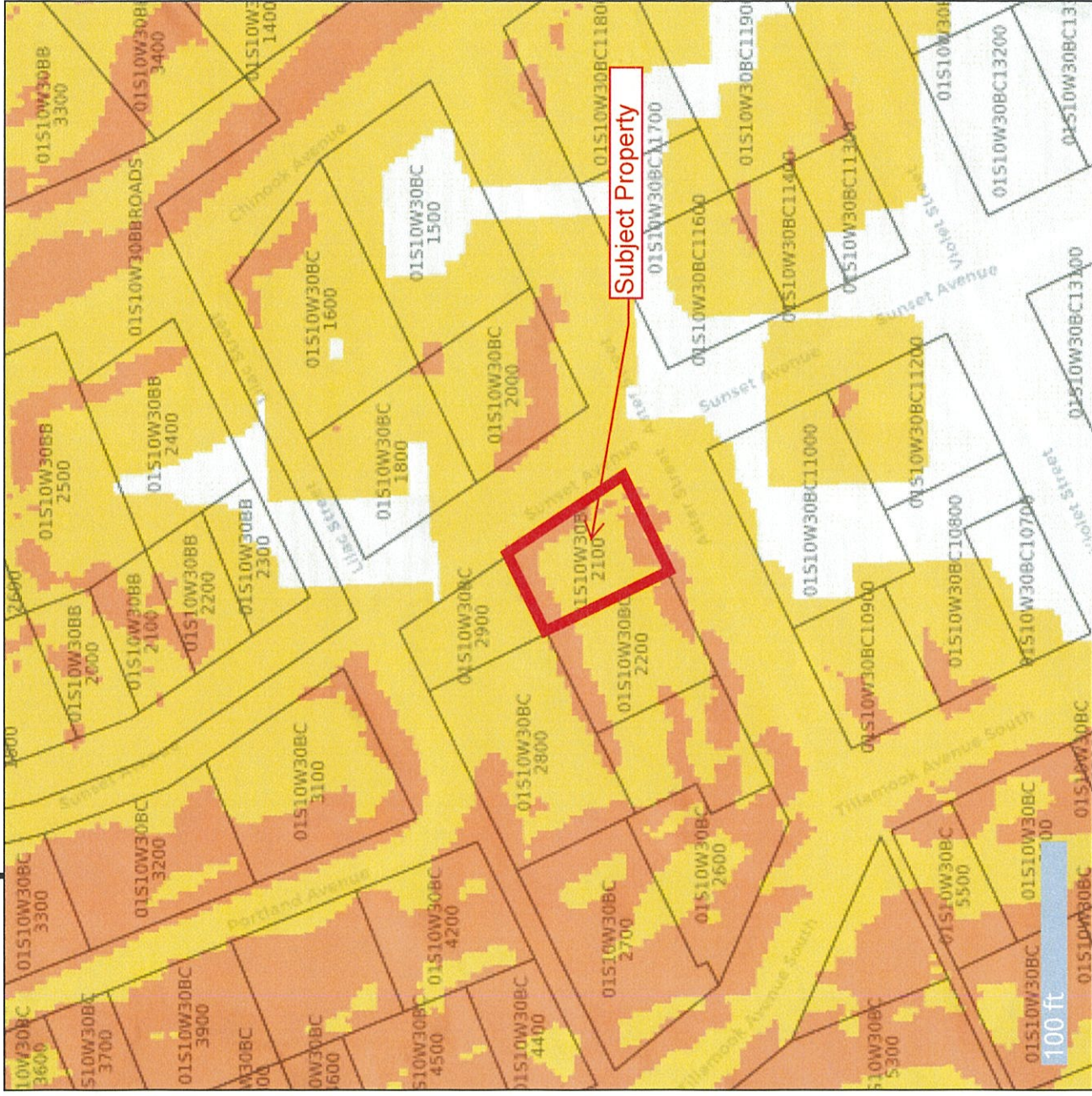


123°57'46"W 45°27'23"N

1:6,000



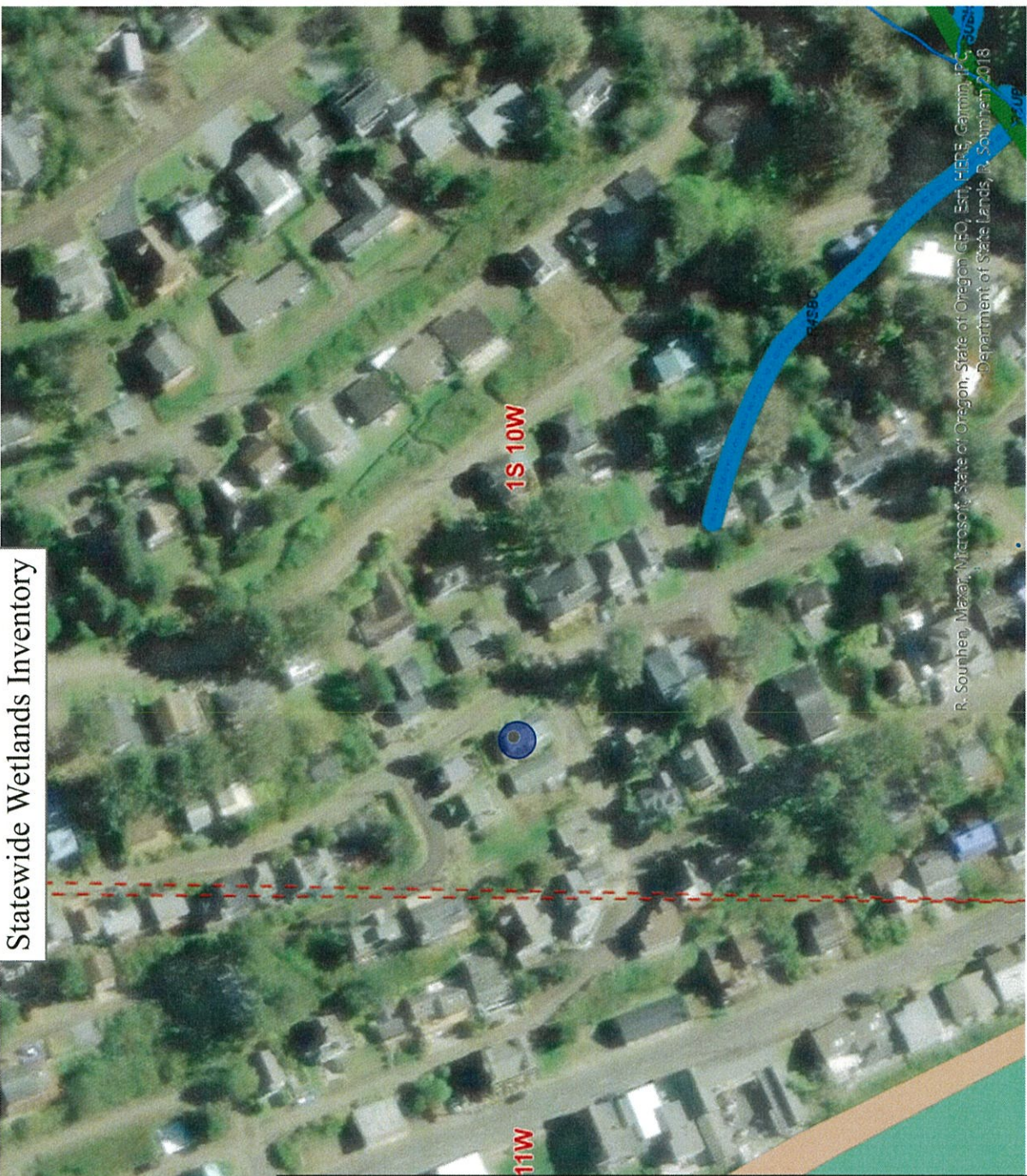
Hazard Map



Legend

- Shallow Landslide Susceptibility

Statewide Wetlands Inventory



| | |
|--------------------------------|---|
| | Oregon Scenic Waterway - Water Courses |
| | Townships |
| | LWI Study Area |
| | BASEDAT.DBO.NHDWaterbody |
| | BASEDAT.DBO.NHDArea |
| BASEDAT.DBO.NHDFlowline | |
| | Perennial |
| | Intermittent |
| | Ephemeral |
| | Unknown |
| | Canal/Ditch |
| | Canal/Ditch |
| | Canal/Ditch |
| | BASEDAT.DBO.NHDPont |
| Wetlands | |
| | Estuarine and Marine Deepwater |
| | Estuarine and Marine Wetland |
| | Freshwater Emergent Wetland |
| | Freshwater Forested/Shrub Wetland |
| | Freshwater Pond |
| | Lake |
| | Riverine |
| | SWI Agate-Wimlo Soils |
| | SWI Predominantly Hydric Soil Map Units |

R. Souther, Mapper, Microsoft State of Oregon, State of Oregon GEO, Est, FLE, GAIMM, P, S, US
 Department of State Lands, B. Souther, 2018

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as more data becomes available. It does not represent the presence, absence, or location of wetlands, swamps, and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 3/14/2025

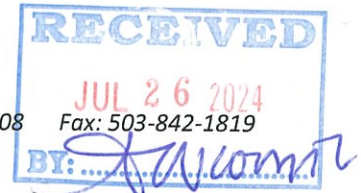


State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR 97301-1279

EXHIBIT B



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408
www.co.tillamook.or.us



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: REGINA TOBIN Phone: 503-310-0290
 Address: ~~5460 ASTER ST~~ 2020 SW ARNOLD ST
 City: PORTLAND State: OR Zip: 97219
 Email: reginatobin@comcast.net

Property Owner

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

| OFFICE USE ONLY | |
|---|-------------------|
| Date Stamp | |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied | |
| Received by: | |
| Receipt #: | |
| Fees: 1265 | |
| Permit No: | 851-21-00003 PLNG |

Request: MINOR NONCONFORMING REVIEW

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: 5460 ASTER ST, OCEANSIDE, OR 97134

Map Number: 15 Township 10 Range 30 BC Section 02100 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.

Regina Tobin
 Property Owner Signature (Required)

7/15/24

Regina Tobin
 Applicant Signature

7/15/24

Date

Date

APPLICATION FOR A NONCONFORMING REVIEW

Regina Tobin & Shirley Catterall

5460 Aster St
Oceanside, Oregon 97134
July 26, 2024

We are submitting for a minor nonconforming review to replace the deck on our home. The current deck was built more than twenty five years ago. Despite our attempts to maintain it, our current deck is no longer safe. Unfortunately, our lot size does not conform to current requirements; we therefore need to submit for a review despite the fact our proposed deck will be smaller than the previously permitted deck.

As compared to the current deck, our proposed deck will not effect:

1. The noise, vibration, dust, odor, fumes, glare or smoke detectable at the property line or off site
2. The number and kinds of vehicular trips to the site
3. The amount and nature of outside storage, loading & parking
4. The visual impact
5. The hours of operation
6. Existing vegetation
7. Water drainage or water quality
8. Service or other benefit to the use or structure provides to the area

Although the lot sizes are small in our area of Oceanside, most of the properties in this area have decks, patios or even tree houses. These structures are used to enjoy the outdoor space and to obtain views of the ocean.

Our proposed deck will not interfere with any of our neighbors' ocean views. The 14" of increased elevation that we propose for one portion of our second floor deck will not impact our neighbors' view, since the unfinished portion of our second floor is much higher than the deck height will be.

We have created a site plan to illustrate our proposed deck. This plan illustrates a minimum of six feet between structures.

If our nonconforming use is approved, we plan to have detailed structural plans made by Erica Iverson from Stricker Engineering. JLT Construction will be building the deck.

Please don't hesitate to reach out if you have any questions or concerns.

Sincerely,

Regina Tobin & Shirley Catterall

(503)310-0290 Regina
(503)310-0590 Shirley
reginatobin@comcast.net
shirleycatt@comcast.net



5460 ASTER STREET, OCEANSIDE, OR. 97134.
REVIEW CRITERIA

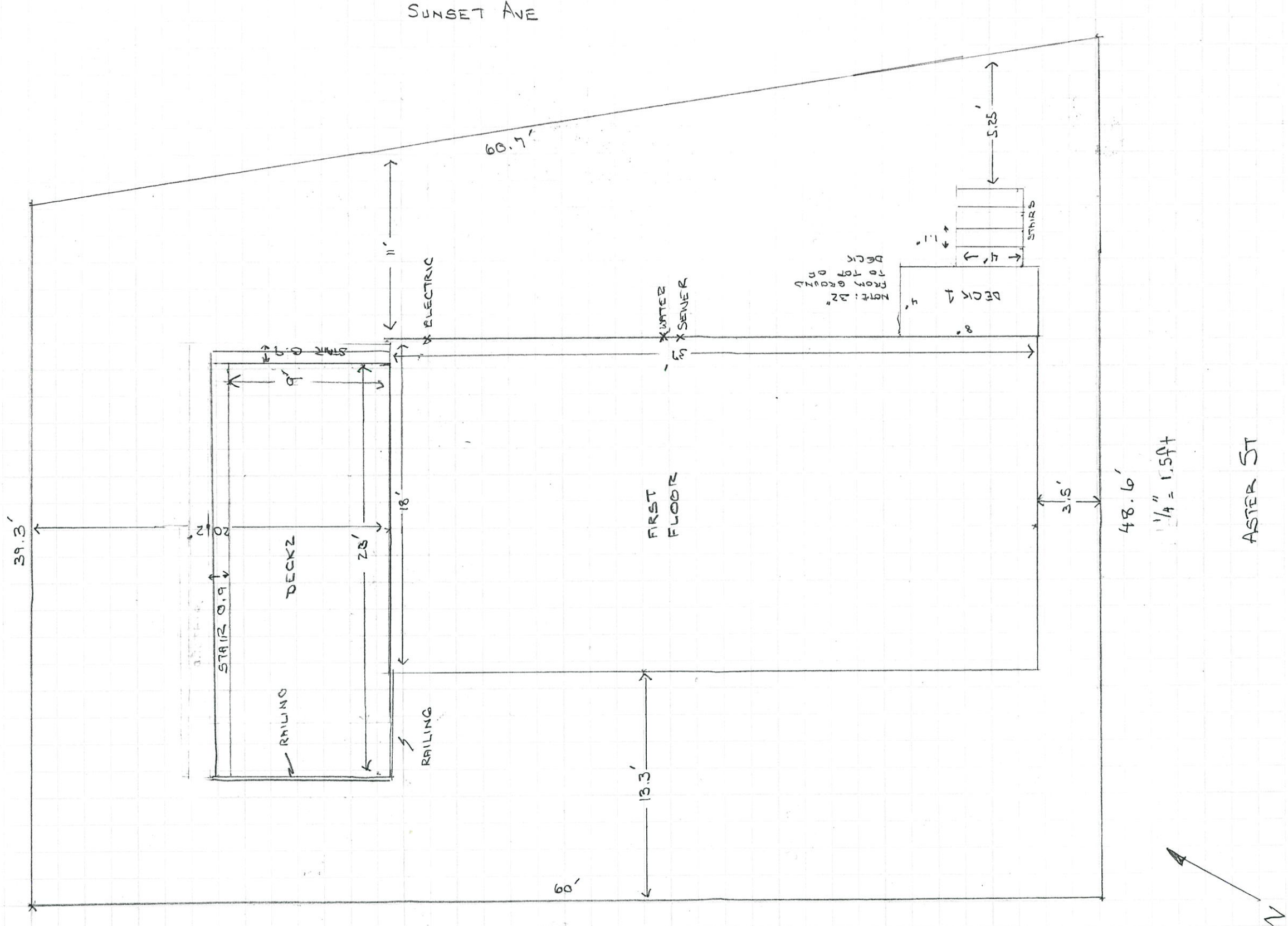
- (a) The proposed deck will have no greater adverse impact on neighboring areas than the existing deck considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 - 1. Noise, vibration, dust, odor, fumes, glare or smoke detectable at the property line or off-site; THERE WILL BE NO NOISE, VIBRATION, DUST, ODOR, FUMES, GLARE OR SMOKE DETECTABLE AT THE PROPERTY LINE OR OFF-SITE.
 - 2. Numbers and kinds of vehicular trips to the site; THERE WILL BE NO CHANGE IN NUMBERS AND KINDS OF VEHICULAR TRIPS TO THE SITE.
 - 3. Amount and nature of outdoor storage, loading and parking; THERE WILL BE NO CHANGE IN THE AMOUNT AND NATURE OF OUTDOOR STORAGE, LOADING AND PARKING.
 - 4. Visual impact; THE PROPOSED DECK REPLACEMENT WILL IMPROVE THE EXTERIOR ASPECT OF THE EXISTING STRUCTURE. THE PROPOSED LOWER DECK IS SIGNIFICANTLY SMALLER THAN THE EXISTING DECK. THE PROPOSED UPPER DECK IS 1' LONGER ON THE NORTH SIDE OF THE STRUCTURE BUT WILL HAVE NO IMPACT ON OUR NEIGHBORS VIEW OF THE OCEAN.
 - 5. Hours of operation; NOT APPLICABLE.
 - 6. Effect on existing vegetation; SINCE WE ARE REMOVING A SIGNIFICANT PORTION OF THE LOWER DECK WE WILL BE ABLE TO PLANT GRASS AND A FLOWER GARDEN.
 - 7. Effect on water drainage and water quality; THERE WILL BE NO CHANGE IN WATER DRAINAGE AND WATER QUALITY.
 - 8. Service or other benefit to the use or structure provides to the area; NOT APPLICABLE ALTHOUGH THE PROPOSED DECK WILL BE MORE VISUALLY APPEALING.
 - 9. Other factors relating to conflicts or incompatibility with the character and needs of the area; THE PROPOSED DECK REPLACEMENT IS AN IMPROVEMENT AND THIS UPGRADE WILL IMPROVE THE EXISTING QUALITY OF THE HOUSE AND THE AREA.
 - ii. The character and history of the use and development in the surrounding area; THE PROPOSED DECK IS IN LINE WITH THE CHARACTER AND HISTORY OF THE USE AND DEVELOPMENT IN THE SURROUNDING AREA.

(b) THE PROPOSED DECK SHALL MAINTAIN A MINIMUM SEPARATION OF SIX FEET BETWEEN STRUCTURES AND COMPLY WITH THE CLEAR VISION AREA OF SECTION 4.010.

SEE ATTACHED PLAN. ONCE APPROVED, WE INTEND TO HAVE ERICA IVERSON OF STRICKER ENGINEERING DETERMINE ENGINEERING PLANS.

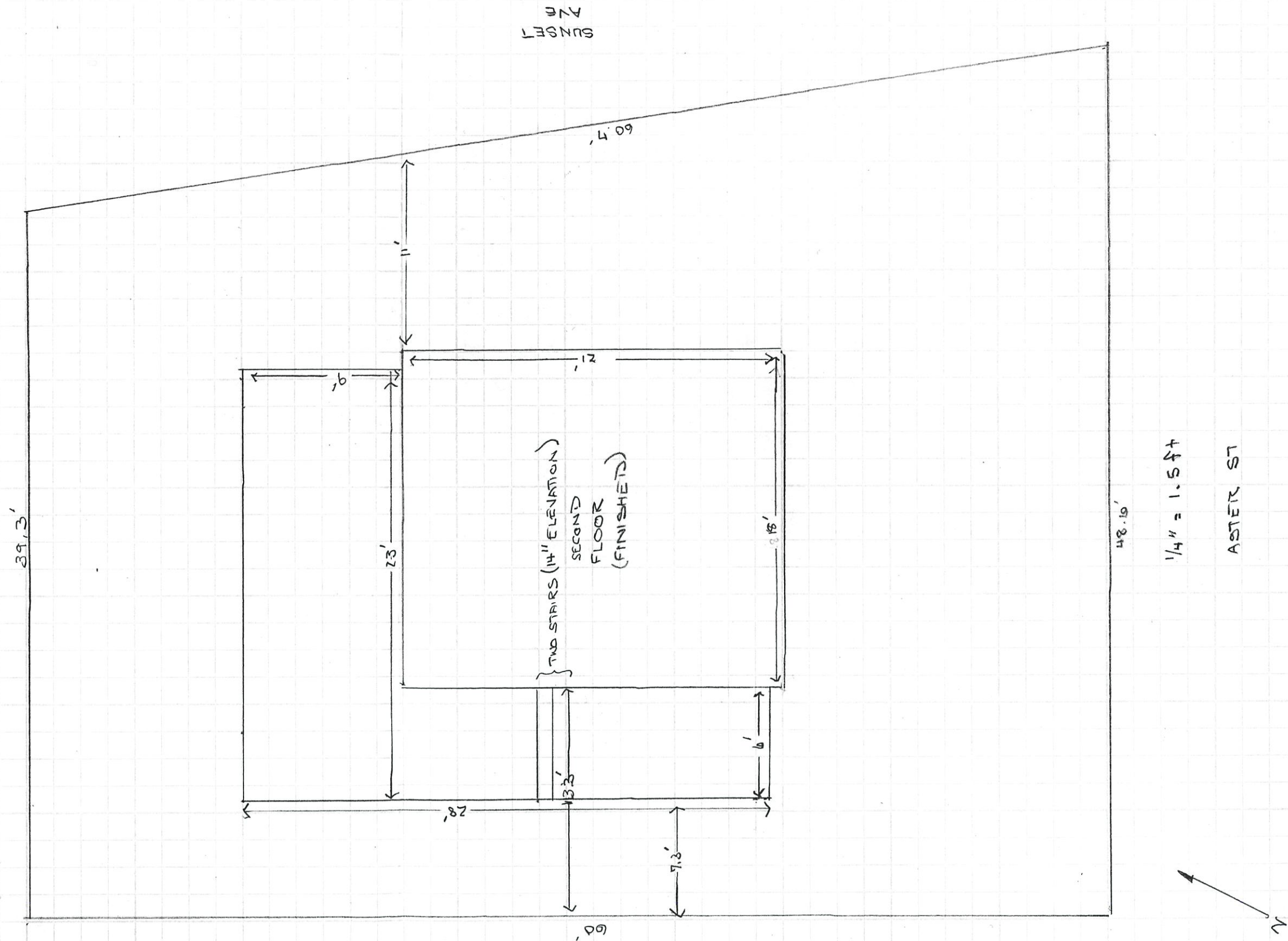
5460 ASTER ST
OCEANSIDE, OREGON 97134

REGINA TOBIN & SHIRLEY CATTERALL



5460 ASTER ST
OCEANSIDE, OREGON 97134

REGINA TOBIN & SHIRLEY CATTERALL

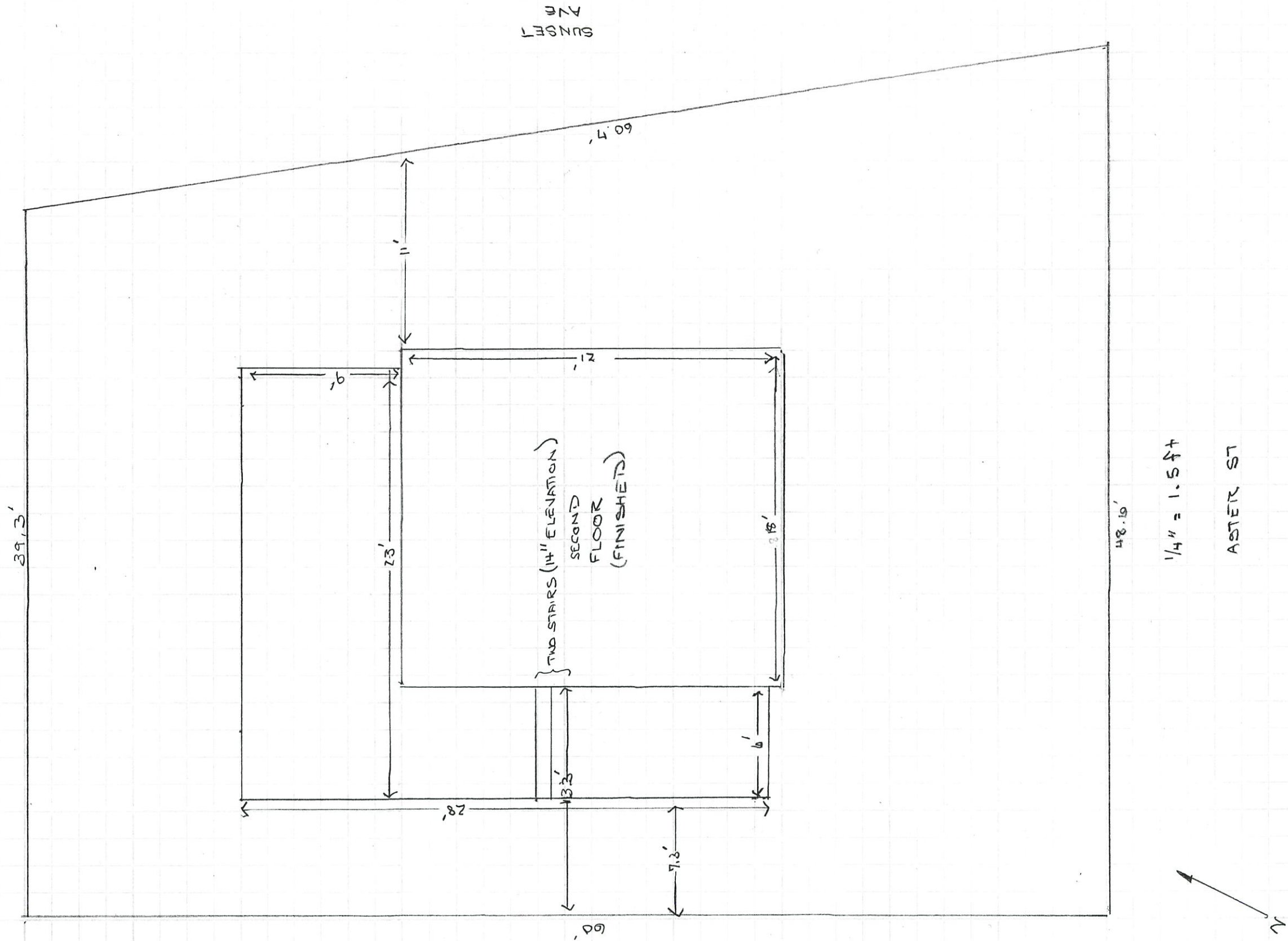


1/4" = 1.5ft

ASTER ST

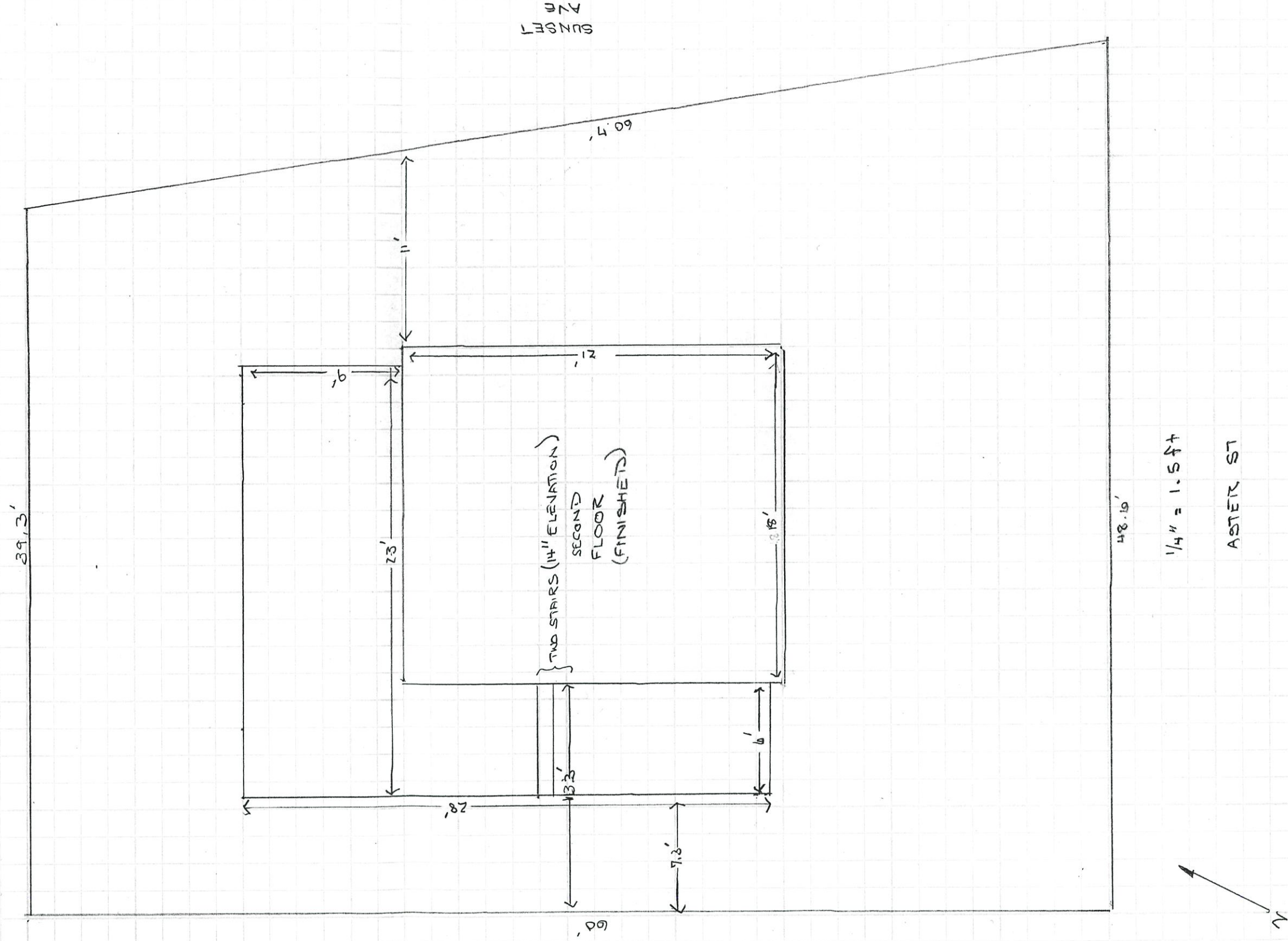
5460 ASTER ST
OCEANSIDE, OREGON 97134

REGINA TOBIN & SHIRLEY CATTERALL



5460 ASTER ST
OCEANSIDE, OREGON 97134

REGINA TOBID & SHIRLEY CATTERALL



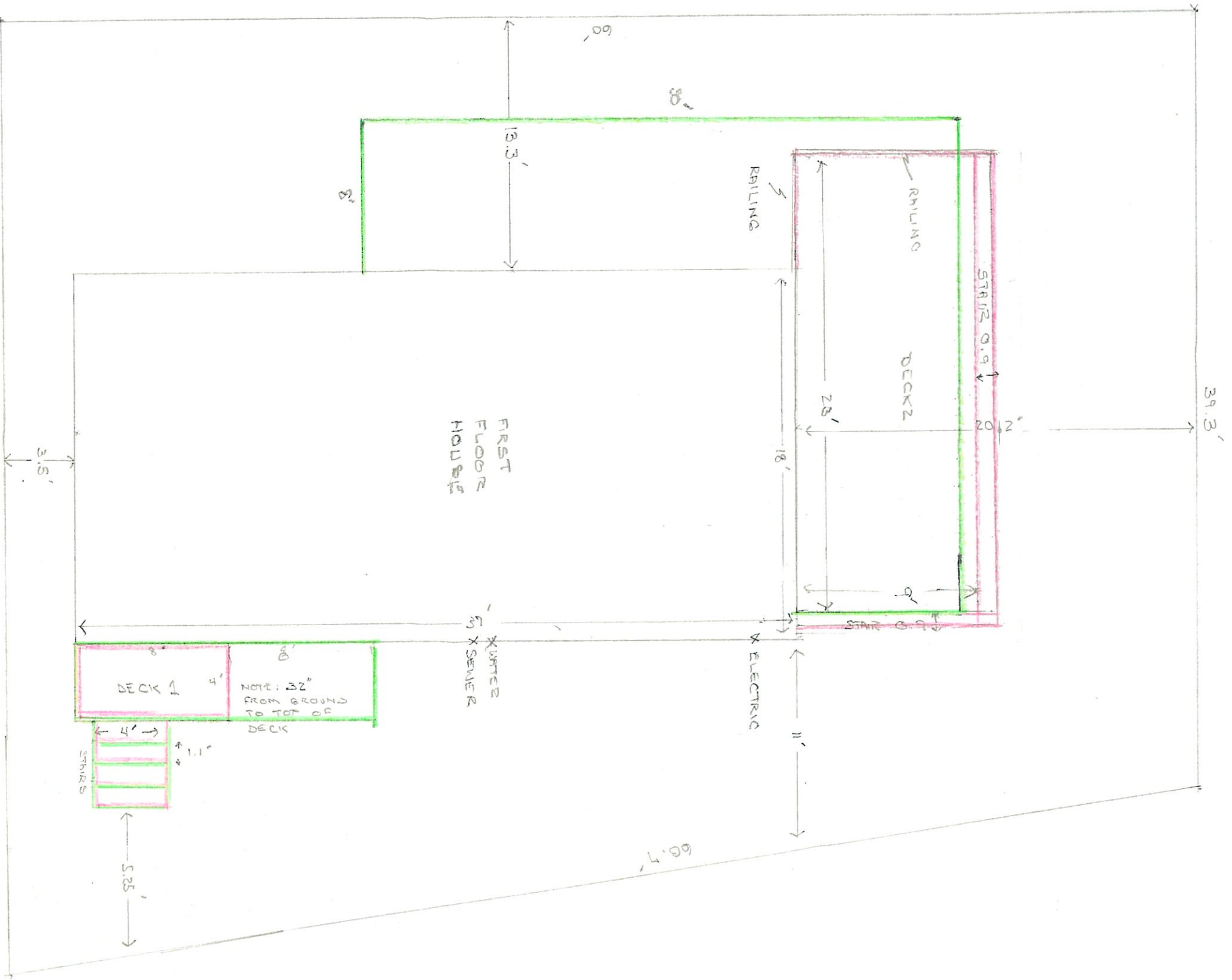
1/4" = 1.5ft

ASTER ST

5460 ASTER ST
 OCEANSIDE, OREGON 97134

REGINA TOBIN & SHIRLEY CATTERALL
 * FIRST FLOOR (GROUND FLOOR) *

RECEIVED
 JAN 10 2015
 BR.



NOTE:
 FROM D2
 TO D1
 DECK

— = PROPOSED DECK
 — = CURRENT DECK



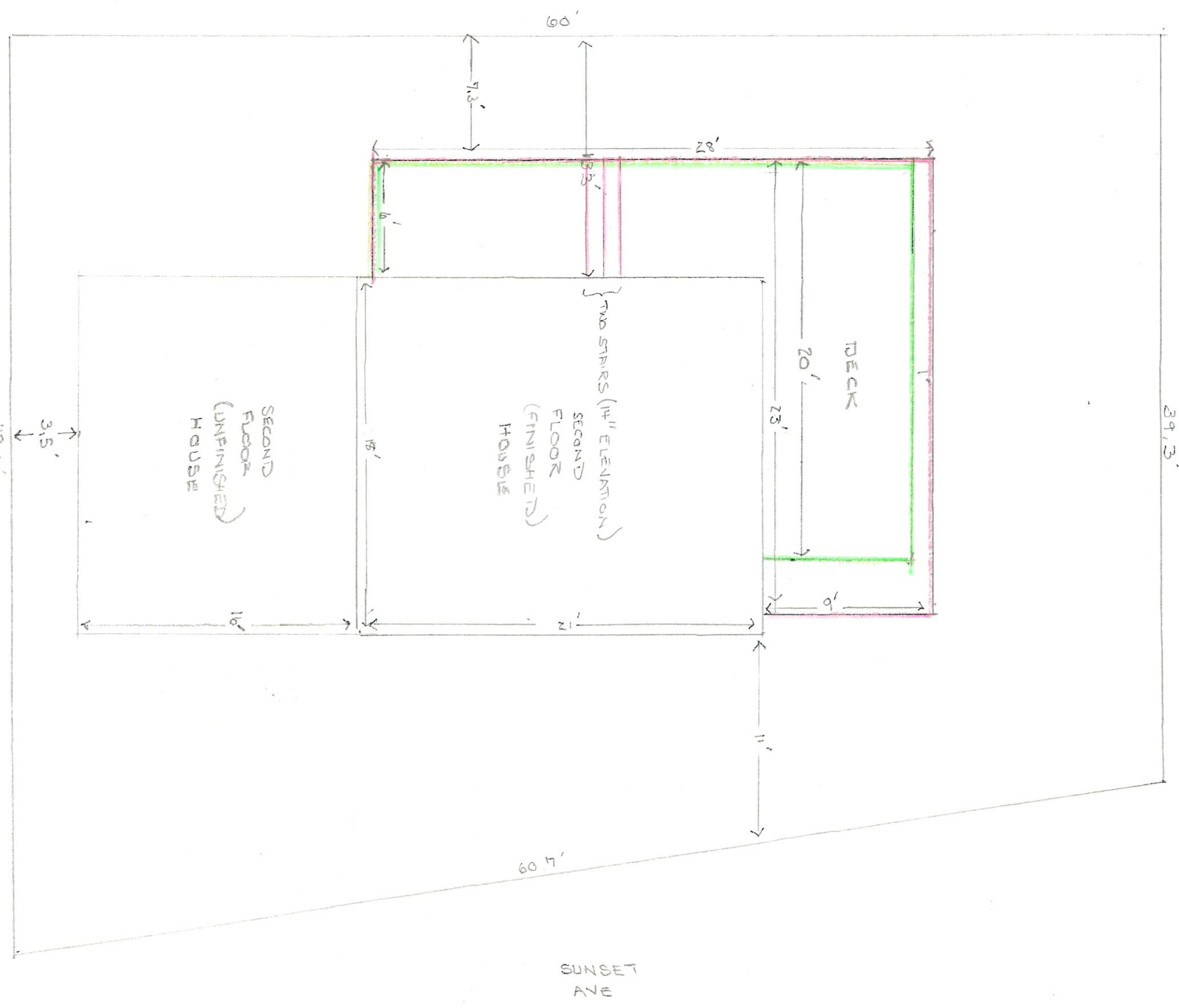
ASTER ST

SUNSET AVE

5460 ASTER ST
OCEANSIDE, OREGON 97134

REGINA TORIO & SHIRLEY CATTERALL

* SECOND FLOOR *

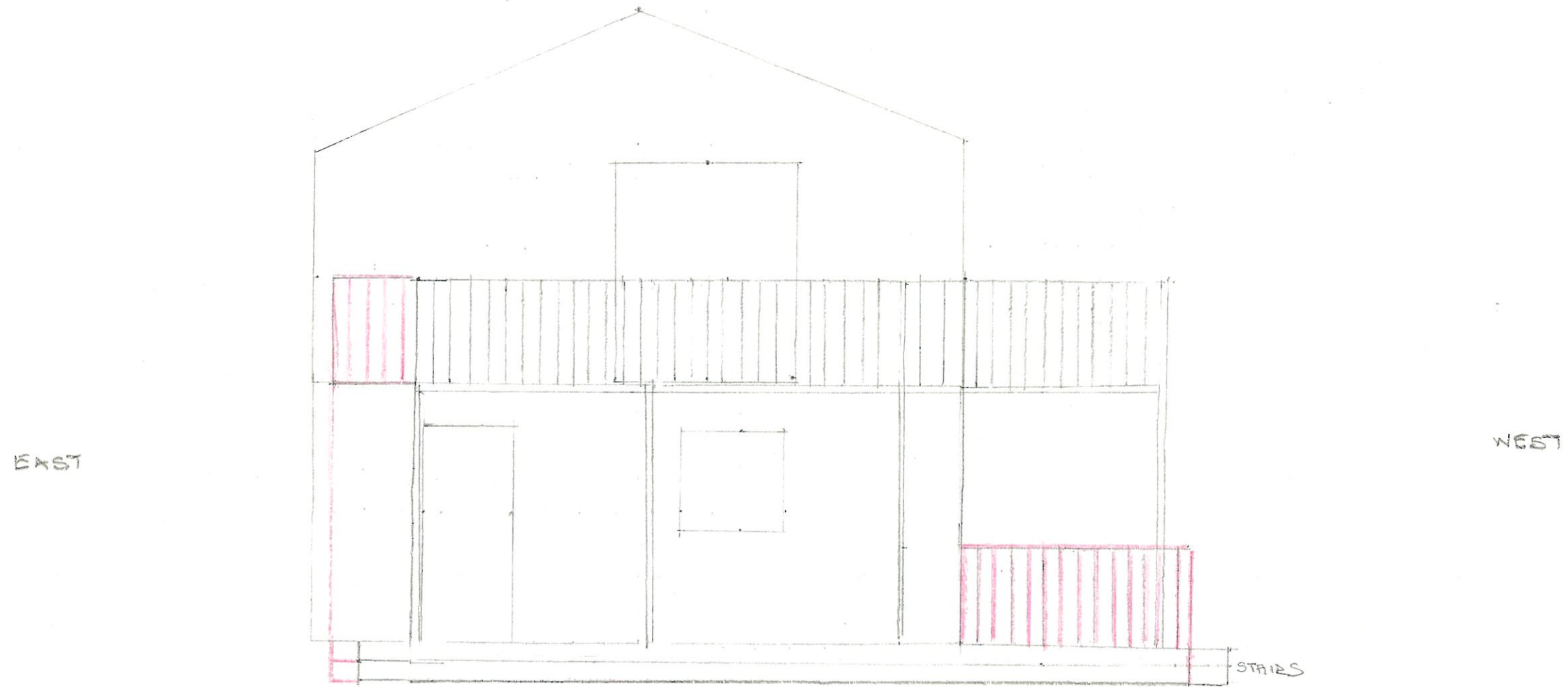


1/4" = 1.5 ft
ASTER ST

— = PROPOSED DECK
— = CURRENT DECK

SUNSET
AVE

5460 ASTER ST
OCEANSIDE, OR 97134
REGINA TOBIN & SHIRLEY CATTERALL



NORTH ELEVATION

1/4" = 1 ft

— = CURRENT DECK

— = PROPOSED CHANGE

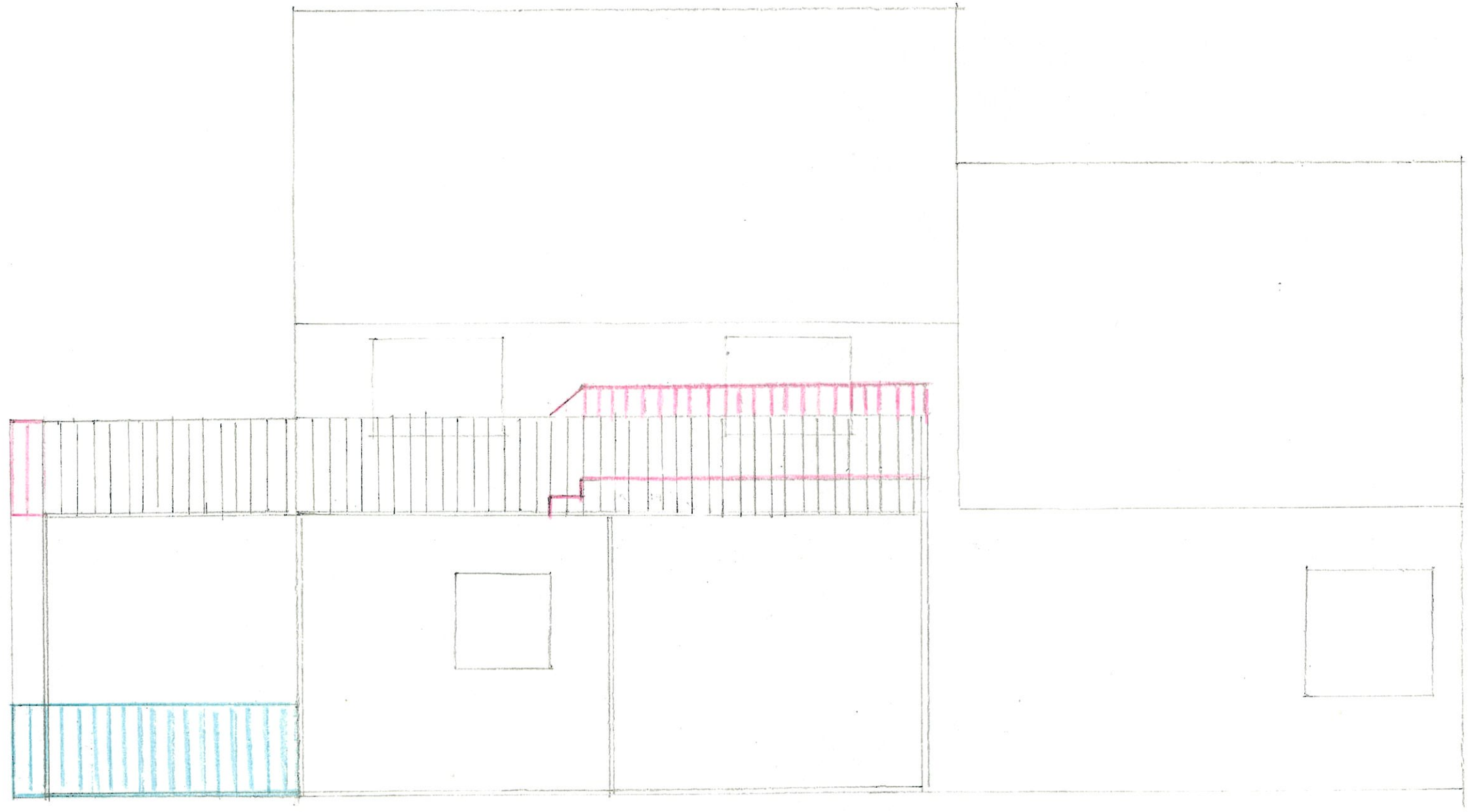
NEW DECK = CURRENT DECK ON UPPER LEVEL WITH PROPOSED CHANGE ON EAST
LOWER DECK IS CURRENT DECK WITH PROPOSED CHANGE ON WEST
WITH SMALL CHANGE ON EAST

5460 ASTER ST
OCEANSIDE, OR 97134

REGINA TOBIN & SHIRLEY CATTERALL

NORTH

SOUTH



WEST FACING VIEW $\frac{1}{4}'' = 1 \text{ FT}$

- = CURRENT DECK
- = PROPOSED CHANGES ON UPPER DECK (EXTEND NORTH SIDE ONE FOOT)
(ELEVATE A PORTION 4")
- = PROPOSED LOWER DECK (REMAINDER OF OLD DECK TO BE REMOVED FROM LOWER LEVEL)