



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST
#851-24-000129-PLNG:
IHNAT – 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 16, 2024**

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

#851-24-000129-PLNG: A Conditional Use request for the construction of an accessory structure without a primary structure, on a property within Unincorporated Cloverdale Tillamook County located off Misty Drive, a County Road and designated as Tax Lot 3300 in Section 26BB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Community Low Density Urban Residential (CR-1). The applicant and property owner are Michael Ihnat.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 30, 2024, 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, May 31, 2024.

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 property 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.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 x3123 or sheila.shoemaker@tillamookcounty.gov.

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

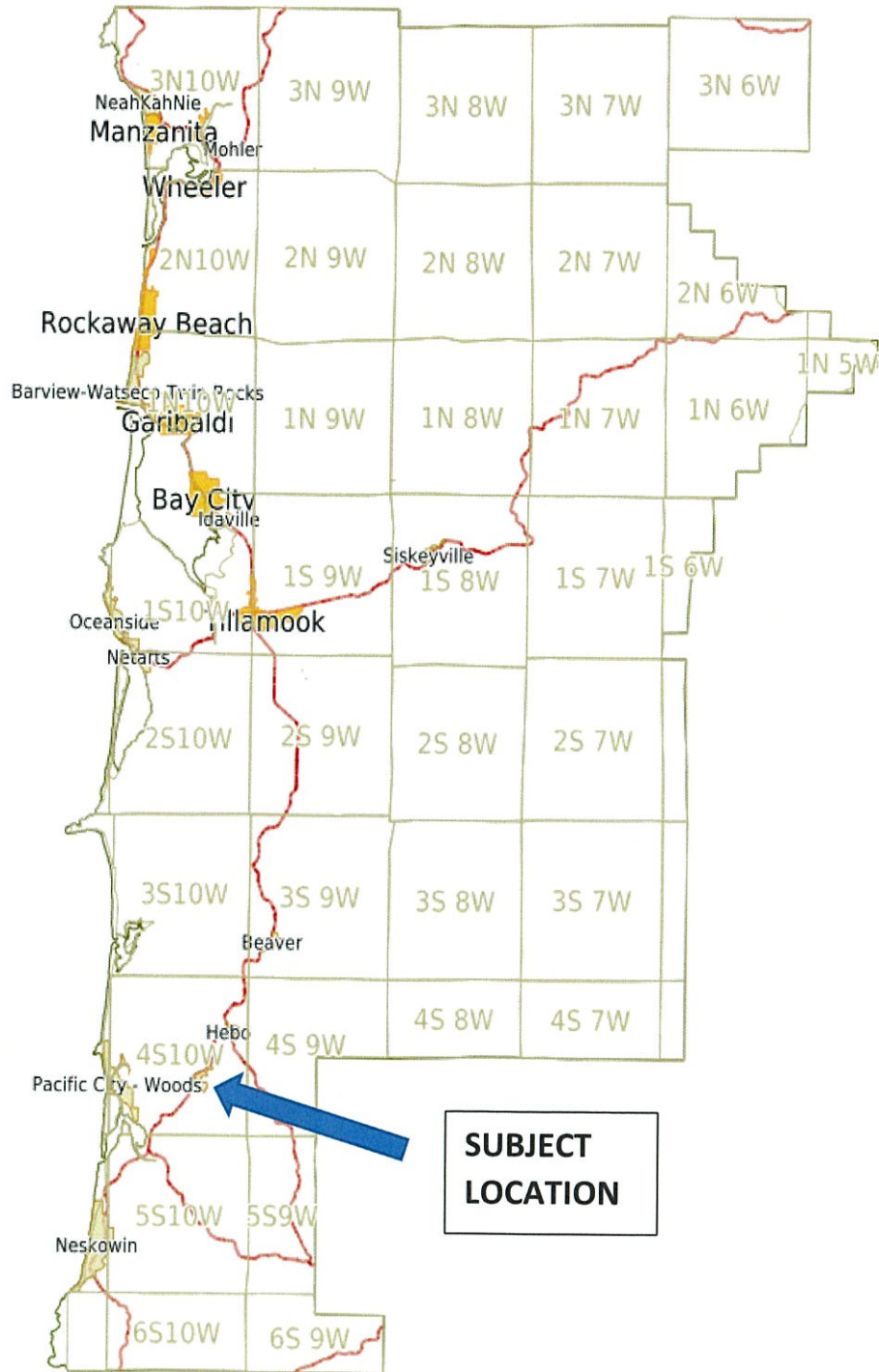
SECTION 6.040: REVIEW CRITERIA

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

EXHIBIT A

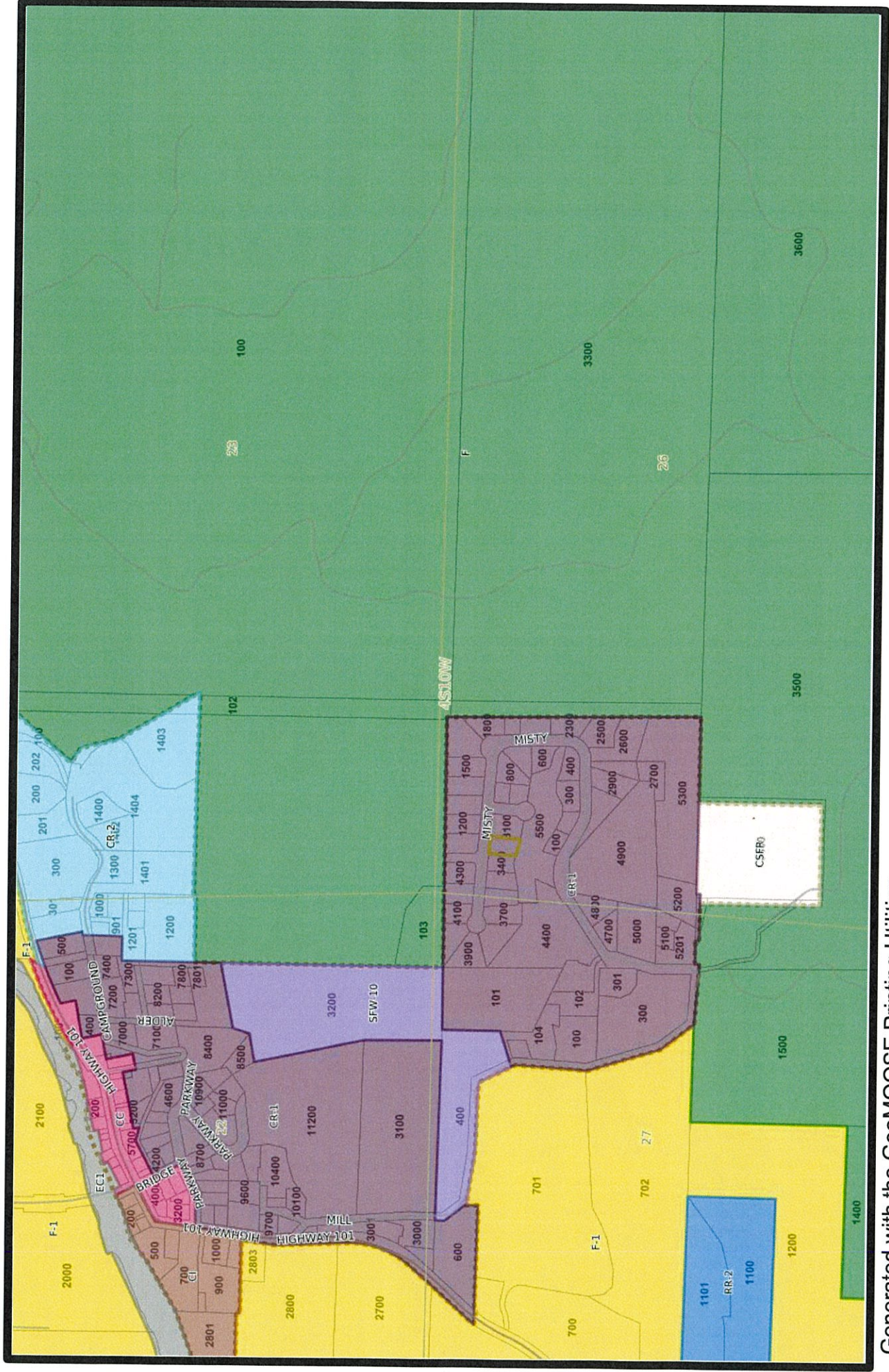
VICINITY MAP



#851-24-000129-PLNG:

lhnat

Map

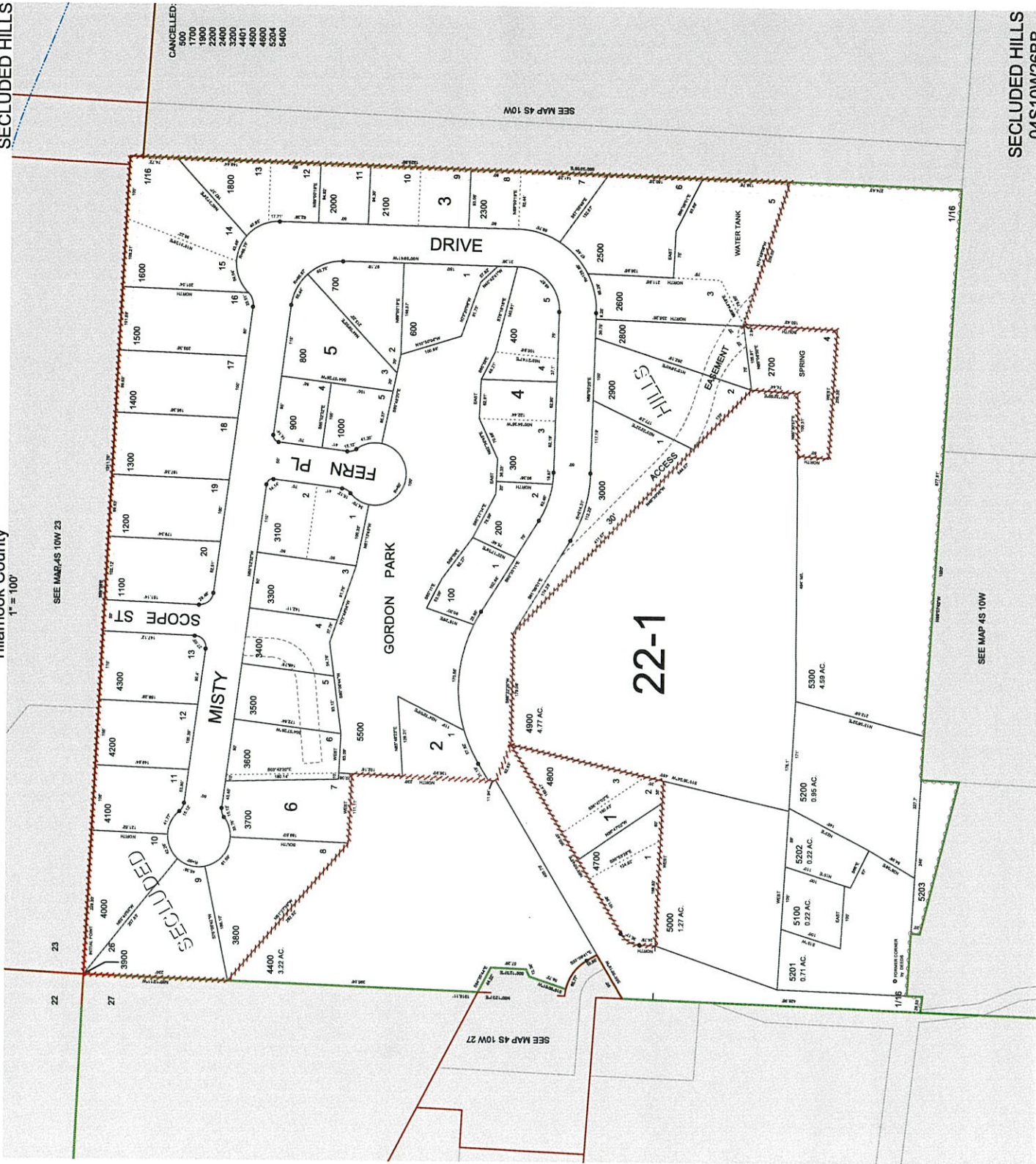


FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL ENGINEERING, OR SURVEY PURPOSES

N.W. 1/4 N.W. 1/4 SEC. 26 T. 4S. R. 10W. W.M.
Tillamook County

04S10W26BB
SECLUDED HILLS

CANCELLED:
800
1700
1800
2200
2400
3200
4200
4500
4600
5204
5400



SECLUDED HILLS
04S10W26BB
REVISED 01/01/17, WS

Tillamook County
2023 Real Property Assessment Report
 Account 225946

Map 4S1026BB03300
 Code - Tax ID 2200 - 225946

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr SECLUDED HILLS
 Block - 6 Lot - 3

Mailing IHNAT, MICHAEL
 14645 MISTY DR
 CLOVERDALE OR 97112

Deed Reference # (SOURCE ID: 380-179)
 Sales Date/Price 07-09-1996 / \$8,500
 Appraiser EVA FLETCHER

Property Class 100 MA SA NH
 RMV Class 100 06 ST 601

Site Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2200	Land	68,740		Land	0	
	Impr	0		Impr	0	
Code Area Total		68,740	16,560	16,560	0	
Grand Total		68,740	16,560	16,560	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2200	0			CR-1	Market	113	0.29 AC		68,740
Code Area Total							0.29 AC		68,740

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

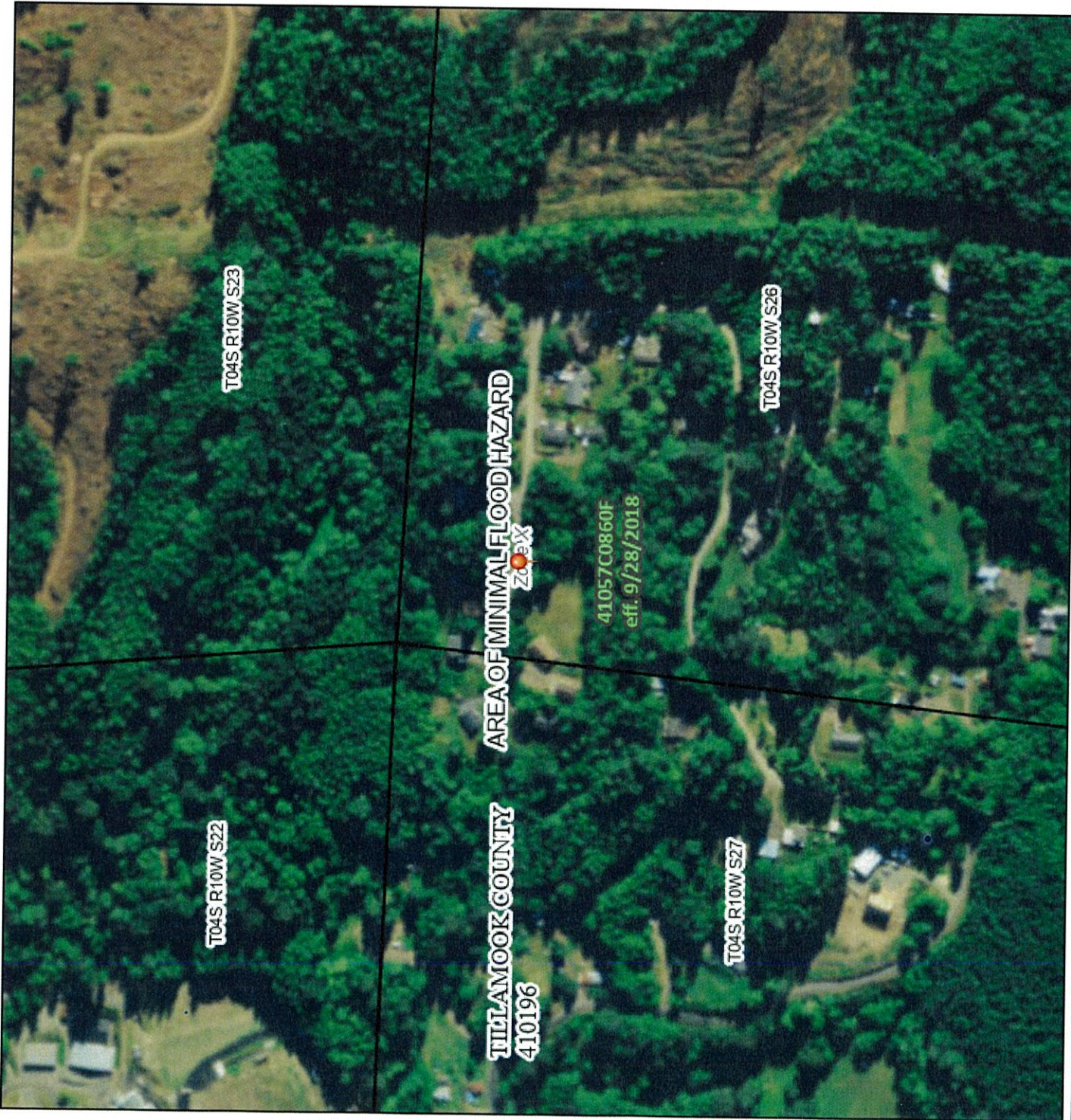
Exemptions / Special Assessments / Notations				
Code Area 2200				
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL NORTHWEST		18.75	0.29	2023
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		0.00		2023

Comments 02/17/17 Reappraised land, tabled values. Updated size per GIS calculations.ef

National Flood Hazard Layer FIRMette



123°53'18"W 45°12'18"N



123°52'40"W 45°11'52"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 Levees. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- 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 5/8/2024 at 6:49 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



USFWS National Wetland Inventory

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine

Geologic Hazard Area

- County Boundaries

▶ Non-Regulatory Planning

▼ Physical

- ☆ Debris Flow fans
- ☆ Deep Landslide Susceptibility
 - High Susceptibility
 - Moderate Susceptibility
- ☆ Shallow Landslide Susceptibility
- ☆ Rapidly Moving Landslides
- ☆ Beaches and Dunes Overlay Zone

▼ Elevation

- ☆ Highest Hit, OLC, 2008-19
- ☆ Bare Earth, OLC, 2008-19

▼ Aerial Photos

- ▶ State Imagery
- ▶ World Imagery

▼ Basemaps

▼ Carto

- ☆ Light
- ☆ Voyager

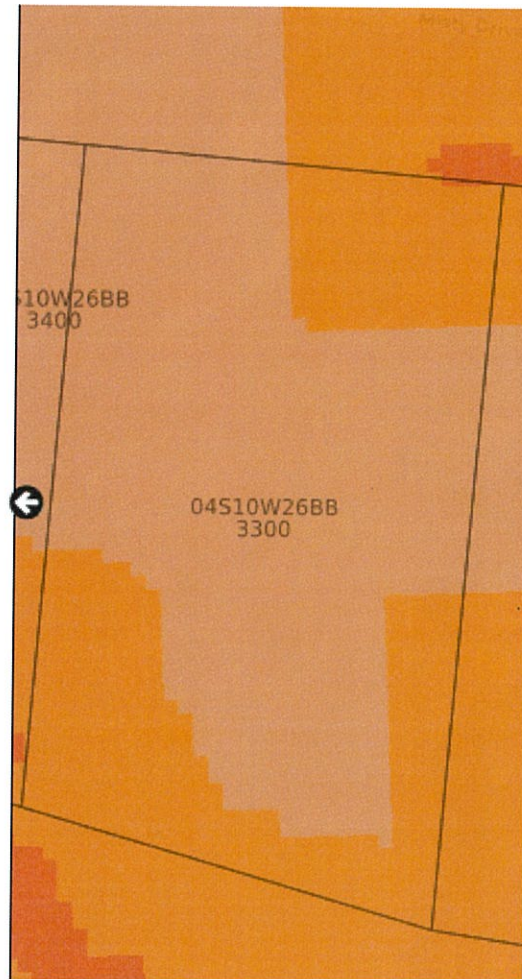


EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	MAR 12 2024
BY:	COOPER
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	AC
Receipt #:	136375
Fees:	\$ 1365
Permit No:	851-24 - 000129-PLNG

Applicant (Check Box if Same as Property Owner)

Name: MICHAEL JHNAT Phone: 503-801-6190
 Address: 14645 MISTY DR
 City: CLOVERDALE State: OR Zip: 97112
 Email: mikesi@centurylink.net

Property Owner

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

Request:

Build an accessory structure

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
Township

10
Range

26BB
Section

3300
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.

Michael J Jhnat
 Property Owner Signature (Required)

4-12-2024
 Date

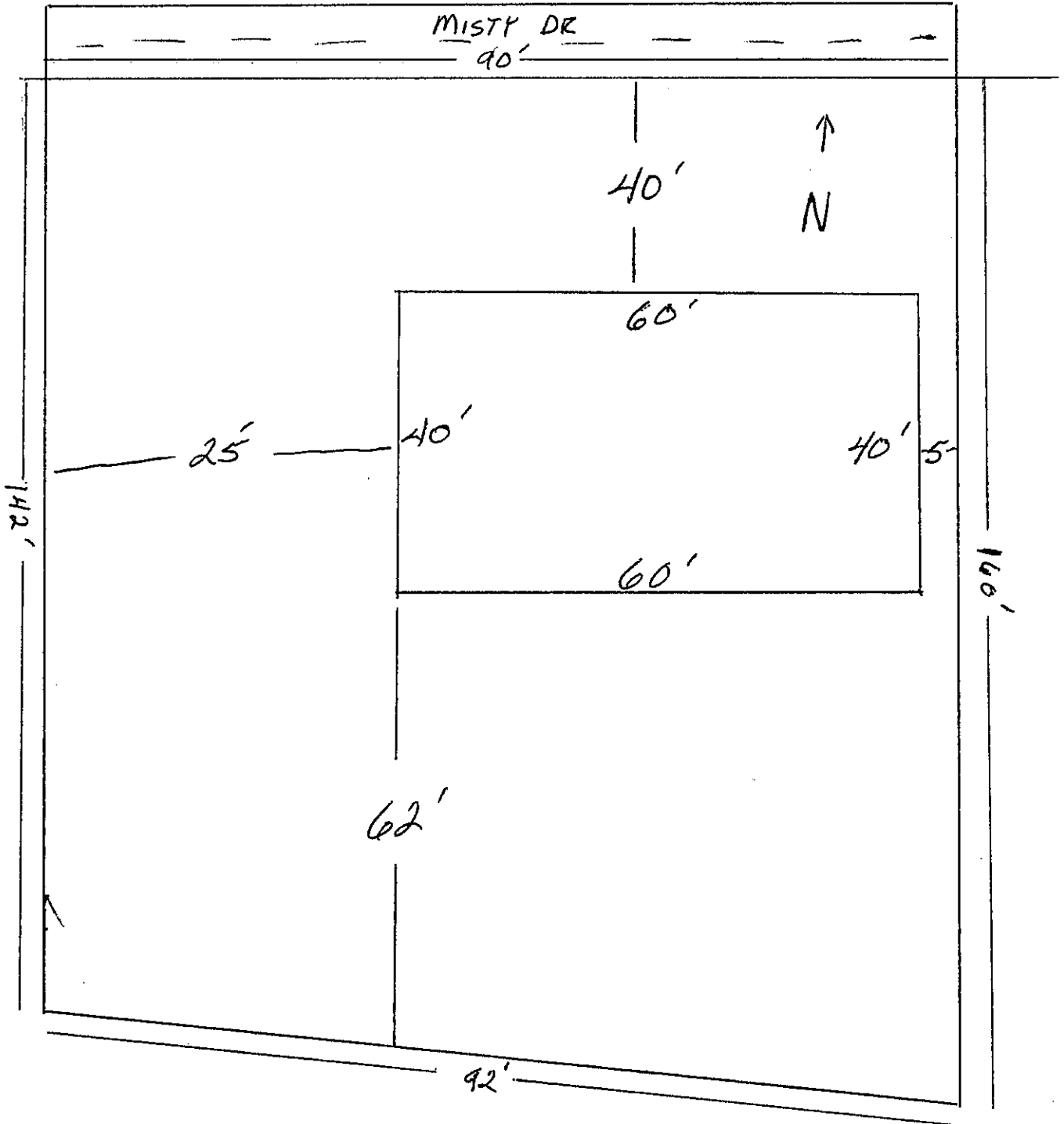
Applicant Signature

Date

SITE PLAN

Michael Ihnat
14645 Misty Dr
Cloverdale OR 97112
503-801-6190

Site address:
4S 10 26BB 3300



Conditional Use Review Criteria

- 1) CR1 Zone allows for accessory structure.
- 2) Yes, the use is consistent with the applicable goals and policies of the Comprehensive Plan.
- 3) Parcel is 90x142 feet, relatively flat, accessible off county road, easy access to power and water, it's proximity to my residence makes it an ideal location for a 60x40 foot accessory structure that will easily fit within the boundaries of this parcel.
- 4) Accessory structure to be used for personal storage. It's use, location and access point off county road will not interfere with, impair or prevent use of surrounding properties.
- 5) There are no solar energy systems, wind energy conversion systems or windmills to be effected by the proposed use.
- 6) The proposed use is timely. Easy access off a well maintained road. Electrical service runs next to parcel allows for easy access to power. City water system within easy access if needed.