



*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST**  
**#851-24-000529-PLNG: PHILLIPS- HEALTH HARDSHIP DWELLING**

*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: November 1, 2024**

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

**#851-24-000529-PLNG:** Conditional Use request for the placement of a Recreational Vehicle (RV) for use as a Health Hardship, on a property southeast of the Unincorporated Community of Hebo, located at 33805 Highway 22, a State road, and designated as Tax Lot 502 in Section 19 of Township 4 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner are Terry Phillips.

Written comments received by the Department of Community Development prior to 4:00p.m. on November 15, 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, November 18, 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.

Sincerely,

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:

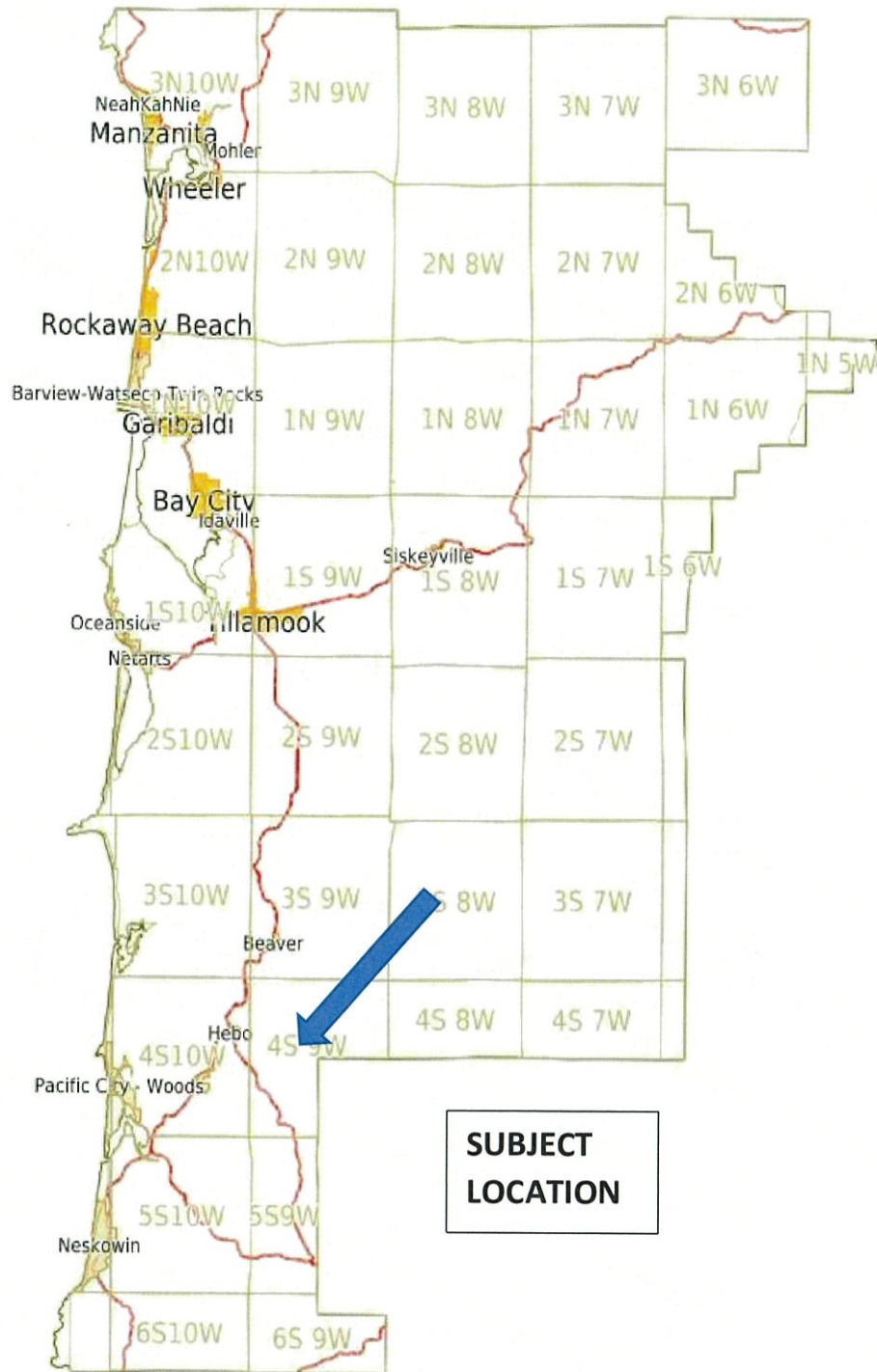
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence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

#### SECTION 6.050: HEALTH HARDSHIP PROVISIONS

A CONDITIONAL USE for a HEALTH HARDSHIP may be authorized according to the procedure set forth in Section 6.020, provided that the use is of a temporary nature. Approval of the HEALTH HARDSHIP permits the placement of a mobile home, manufactured home or recreational vehicle, subject to the following conditions in addition to the requirements of Section 5.010:

- (1) The applicant can demonstrate that approval of the request would allow for the care of a seriously ill person in a manner that could not be achieved by any reasonable existing alternative.
- (2) The applicant has a medical doctor's written confirmation of a HEALTH HARDSHIP. The approval is for a length of time not to exceed 24 months, or the duration of the HEALTH HARDSHIP, whichever is less. The Director may extend an approval for additional 24 month periods if a written request for renewal is submitted by the applicant before expiration, and written reconfirmation of the HEALTH HARDSHIP is provided by a medical doctor.

# VICINITY MAP



#851-24-000529-PLNG:  
PHILLIPS HEALTH HARDSHIP DWELLING



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



SECTION 19 T.4S. R.9W. W.M.  
TILLAMOOK COUNTY

1" = 400'

04S09W19

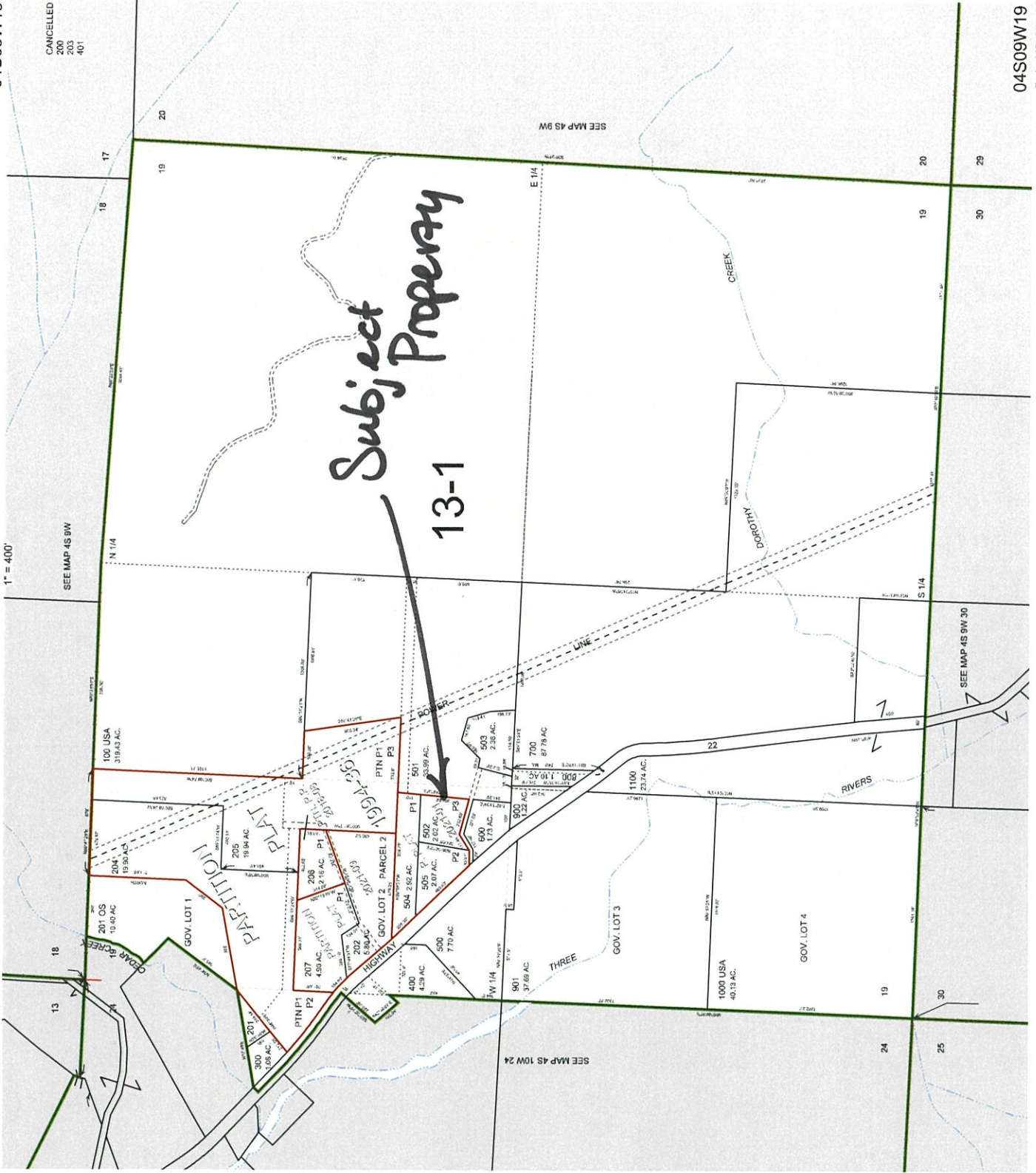
CANCELLED  
200  
203  
401

SEE MAP 4S 9W

SEE MAP 4S 9W

SEE MAP 4S 9W 30

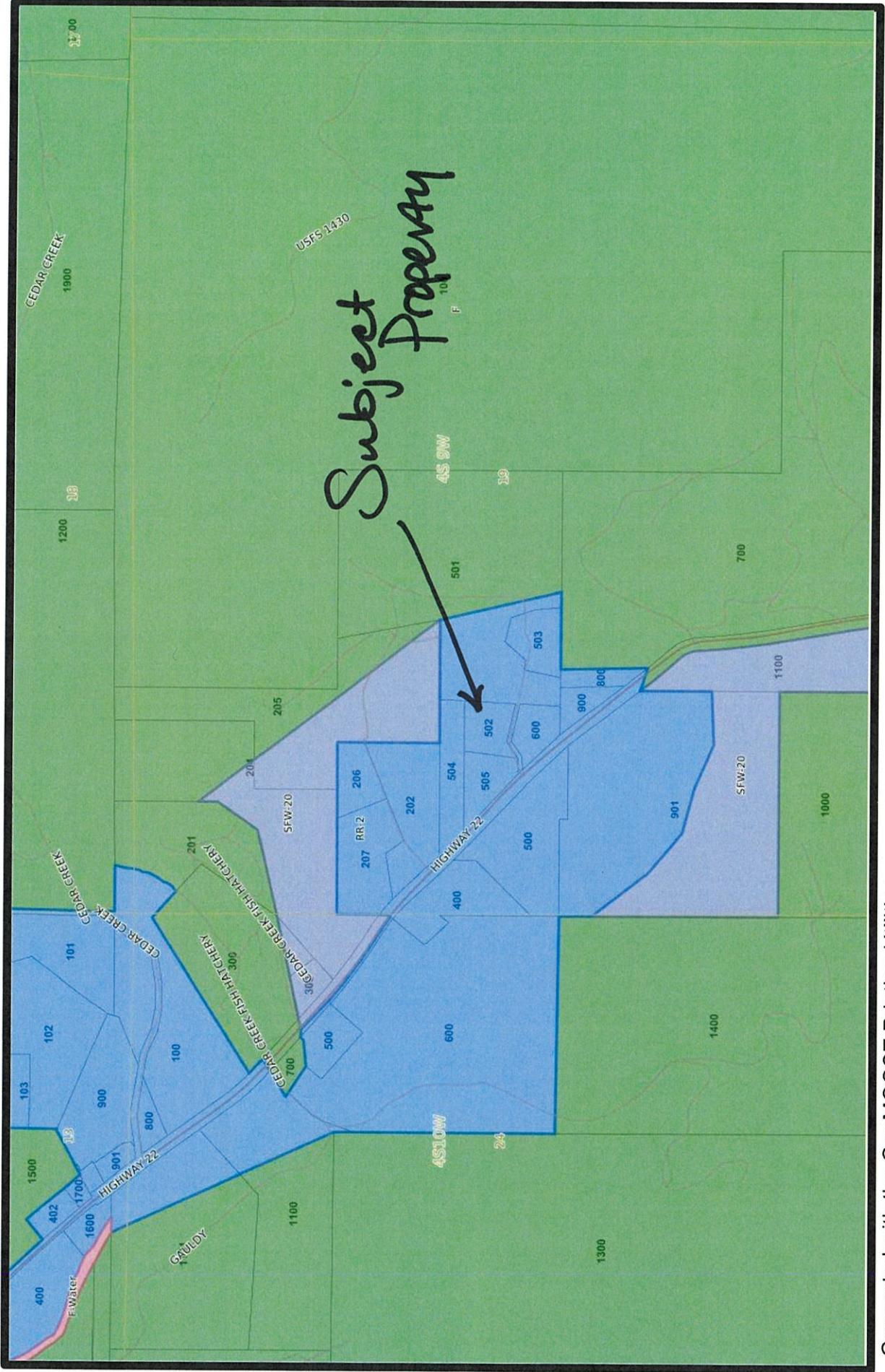
SEE MAP 4S 10W 24



04S09W19  
Revised 07/15/21, WS



# Map







## PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> OCT 15 2024 <i>[Signature]</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<i>SSA</i>
Receipt #:	<i>139986</i>
Fees:	<i>387.45</i>
Permit No:	851-24-000529-PLNG

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

Name: TERRY PHILLIPS Phone: 503 812 9352  
 Address: 33805 Hwy 22  
 City: HEBO State: OR Zip: 97122  
 Email: SAME AS BELOW

**Property Owner**

Name: TERRY PHILLIPS Phone: 503 812 9352  
 Address: PO Box 1002  
 City: TILLAMOOK State: OR Zip: 97141  
 Email: TERRY@LANDSCAPE.TILLAMOOK.COM

Request: ALLOW FOR PLACEMENT OF GRAVEL DRAILAGE TEMPORARILY AS A MEDICAL WARDSHIP

**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**

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

**Type IV**

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

**Location:**

Site Address: 33805 Hwy 22  
 Map Number: 45 9 19 502  
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.

[Signature] Property Owner Signature (Required) 10-15-24 Date

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

## Review criteria

1 - yes

2 - yes

3 - Property is 2.02 acres. Plenty of room for R.V. No wetlands. Using existing septic system.

4 - R.V. will not interfere with any neighboring property or services or right-of-ways.

5 - no

6 - yes

Terry Phillips & Tiffany Phillips

679.42'

5.37' (8.41')

259.87'

S 89°50'31" E 939.28' (N 89°51'24" W 939.28')

### PARCEL 1

±2.94 AC

150.00'

N 89°50'31" W 771.91'

471.91'

300.00'

121.33'

25' ACCESS AND UTILITY EASEMENT

### PARCEL 2

±2.09 AC

TO MON N 45°37'33" W 471.68'

308.89'

178'

82'

(60')

### PARCEL 3

2.02 AC

N 77°28'30" W 232.68'  
(N 77°20'24" W 232.68')

S 86°38'35" W 93.97'  
(S 86°47'42" W 93.97')

117.94'

58.2706'

55.9012'

(117.44')

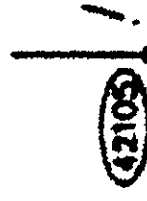
(S 55°07'12" W)

25.37' (25.37')

(241.28')

25' EASEMENT TO MON N 45°37'33" W 471.68' (SEE BOOK 504)

N 72°35' (S 02°54'39" W 723.54')



(42105)



1:09



33803

27'

27'

75'

33805 OR-22



40 m

5