



Land of Cheese, Trees and Ocean Breeze

RESOURCE ZONE EXCEPTION
#851-25-000142-PLNG: DON HAHN CONSTRUCTION/INGRAM

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 30, 2025

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

#851-25-000142-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 50-foot setback from the southern (side) property line to allow for the placement of a residential structure (single-family dwelling).

The subject property is located in the community of Cape Mears, northwest of Tillamook City, accessed off Fifth Street, a County Road and designated as Tax Lot 7900 in Section 7DB of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Don Hahn Construction, and the owners are Randy and Marianne Ingram.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 13, 2025, 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 June 14, 2025.

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.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 x 3123 or sheila.shoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, 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:

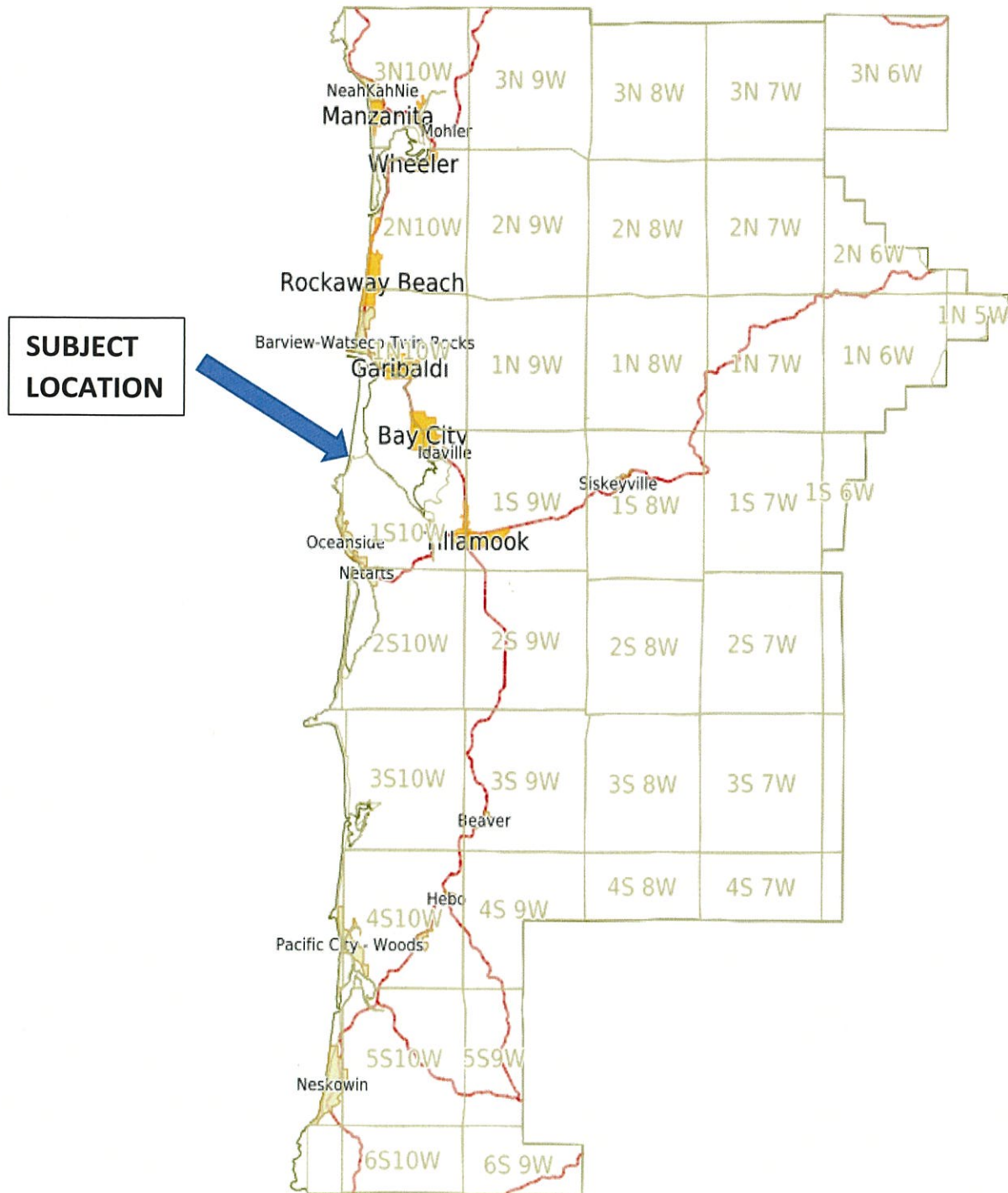
...

- (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.*

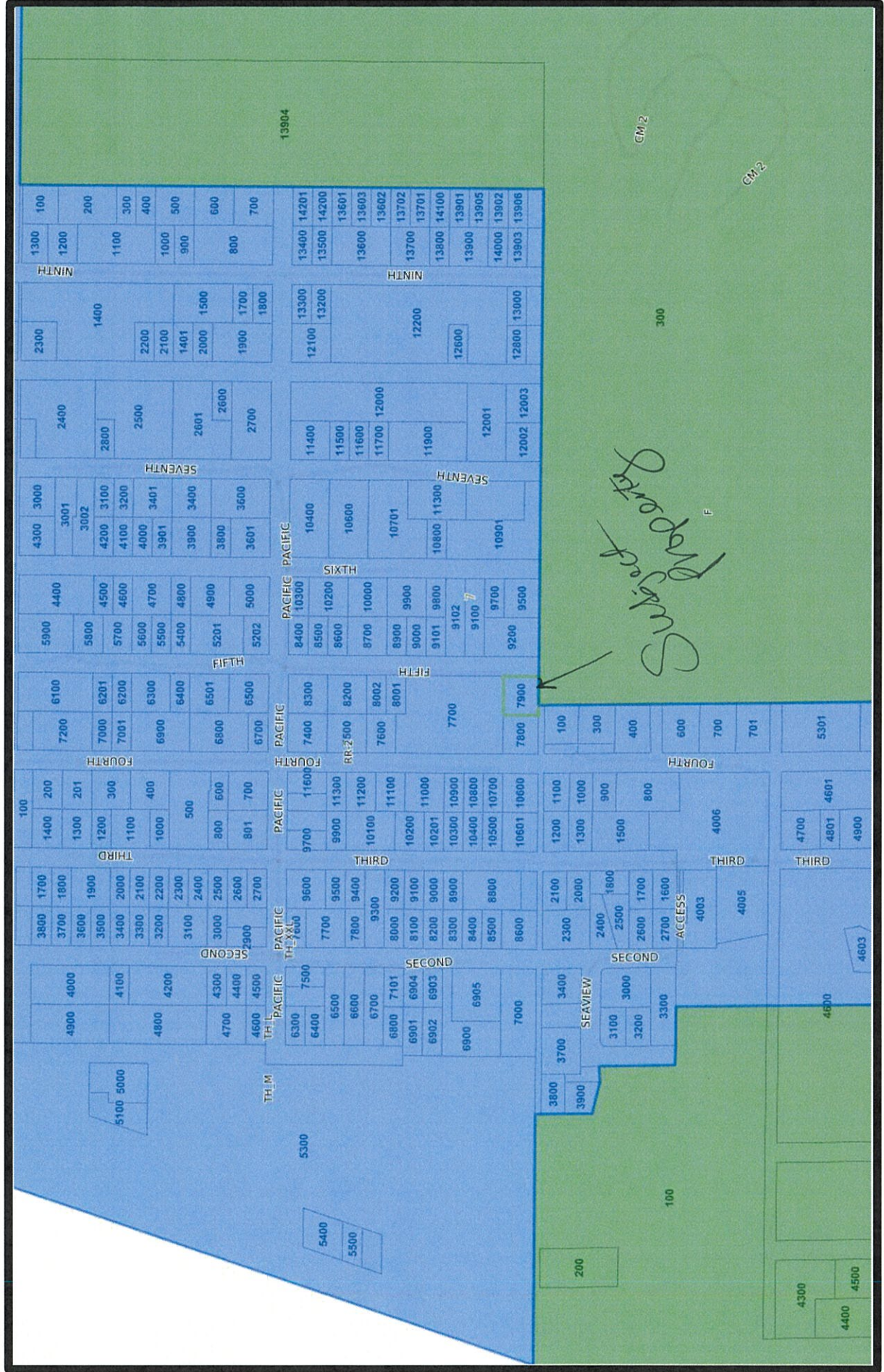
VICINITY MAP



#851-25-000142-PLNG:
INGRAM



MOOSEMAPPING





PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Don Hahn Construction Phone: 503-801-5000

Address: 5995 12th ST NW

City: Tillamook State: OR Zip: 97141

Email: donhahnconstruction@gmail.com

Property Owner

Name: Randy & Marianne Ingram Phone: 360-907-5989

Address: 21101 NE 224th ST

City: Battle Ground State: WA Zip: 98604

Email: xrandyix@gmail.com

OFFICE USE ONLY	
Date Stamp RECEIVED MAR 21 2025 BY: <i>SAT</i>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>ST</i>	
Receipt #: <i>142464</i>	
Fees: <i>1365</i>	
Permit No: 851- <i>25-000142</i> -PLNG	

Request: Granting an Exception to Resource Setback from Forest Zone to 50'

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Conditional Use Review	<input type="checkbox"/> Conditional Use (As deemed by Director)	<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Plan and/or Code Text Amendment
<input checked="" type="checkbox"/> Exception to Resource or Riparian Setback	<input type="checkbox"/> Map Amendment	
<input type="checkbox"/> Nonconforming Review (Major or Minor)	<input type="checkbox"/> Goal Exception	
<input type="checkbox"/> Development Permit Review for Estuary Development	<input type="checkbox"/> Nonconforming Review (As deemed by Director)	
<input type="checkbox"/> Non-farm dwelling in Farm Zone	<input type="checkbox"/> Variance (As deemed by Director)	
<input type="checkbox"/> Foredune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

Location:

Site Address: Fifth Street NW, Tillamook OR (Cape Meares)

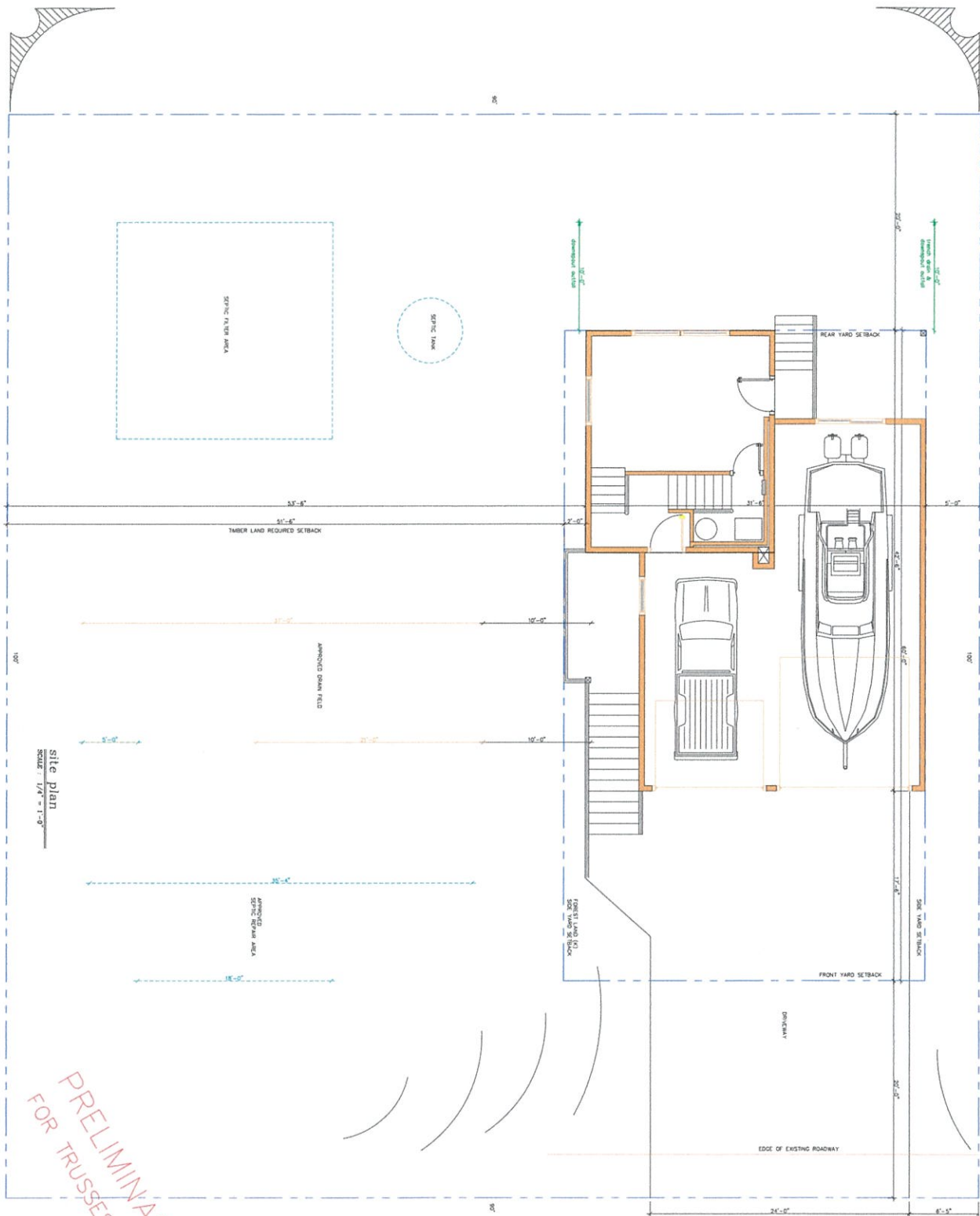
Map Number: 1S	10	07 DB	07900 (Lots 12&13)
Township	Range	Section	Tax Lot(s)

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.

<i>Randy A. Ingram</i> Property Owner Signature (Required)	<i>Marianne L. Ingram</i> Property Owner Signature	3/3/2025 Date
<i>[Signature]</i> Applicant Signature		3-4-25 Date



site plan
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN
FOR TRUSSES & ENGINEERING

site plan
8/22/2024
sheet 1 of 7

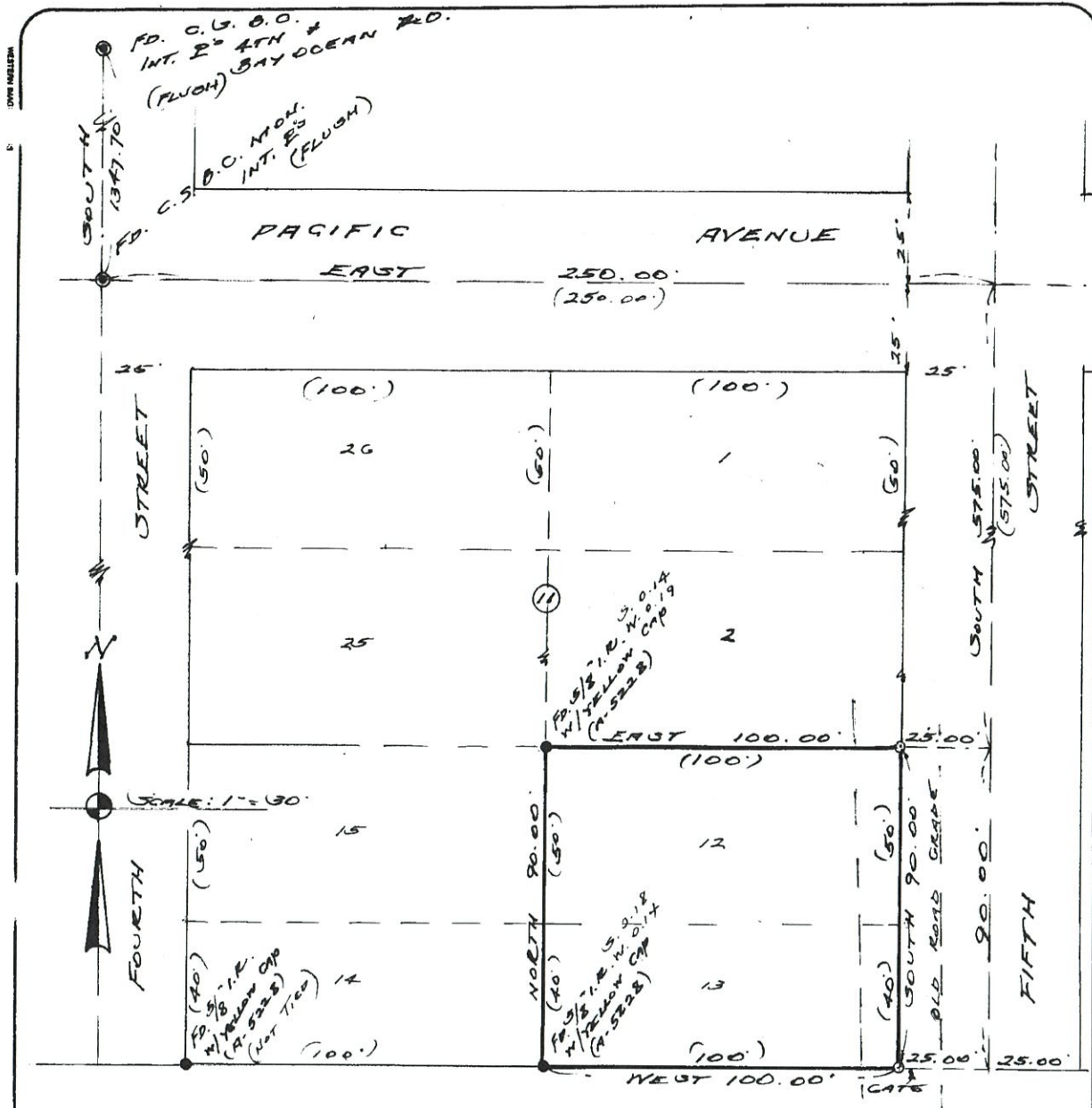
job no 2406

PROPERTY INFORMATION:
LOT SIZE: 8000 SQ FT
ZONING: R-1
164' 30" E BALDING FOOTPRINT
PROPOSED RESIDENCE:
FOOTPRINT: 42' 0" X 32' 0"
SHAIN FIELD: 35' 0" X 45' 0"
SEPTIC TANK: 10' 0" DIA
SEPTIC TANK AREA: 35' 0" X 45' 0"
TIMBER LAND REQUIRED SETBACK: 55' 0" X 55' 0"
REAR YARD SETBACK: 35' 0"
FRONT YARD SETBACK: 17' 0"
SIDE YARD SETBACK: 17' 0"
EDGE OF EXISTING ROADWAY: 24' 0"

SITE INFORMATION:
OWNER: Mr & Mrs Ingram
ADDRESS: 164' 30" E BALDING FOOTPRINT
CITY: LINCOLN, OR
STATE: OR
FED. MAP: 14-0-0-008
TAX LOT: 14, 1500
ZONING: R-1

SHEET INDEX:
1. SITE PLAN
2. FLOOR PLAN
3. ELEVATIONS
4. SECTION & DETAILS
5. TRUSSES & ENGINEERING

NOTE:
THIS PROJECT IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION.

**NARRATIVE**

The purpose of this survey was to retrace the boundaries of subject tracts for monumentation. The monuments found at Fourth Street and Pacific Avenue and Fourth Street and Bayocean Road as shown, were held for control and the bearing between them of SOUTH was held for the basis of bearings. Plat dimensions and angles were held.

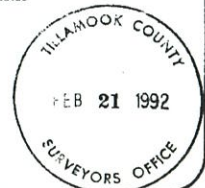
LEGEND

- ⊙ = County Surveyor's found as described above. (See County Records)
- = Monuments found-size and type as indicated above.
- = 5/8"x30" iron rods set with yellow plastic caps stamped: "DON MARX"

(xxxxx) = Plat values.

(A-5228) = Survey map on file in County Surveyor's Office.

PLS
332

**THEODOLITE-EDM & TAPE SURVEY**

FOR

JOE & MARGARET ANDERLY OF

LOTS 12&13, Blk. 11, "OCEANVIEW", NW¼SE¼ Sec. 7, T. 1 S., R. 10 W., W.M.

TILLAMOOK COUNTY, OREGON

DON MARX • SURVEYOR • [503] 842 - 8684 •

January 18, 1992

• 2782 RADAR ROAD • TILLAMOOK, ORE. • 97141 •

checked by dem
drawn by dem
account no. 92-3



Tillamook County Department of Community Development,

We are submitting this planning application to seek an exception for the setbacks to a resource zone that is impacting Randy and Marianne Ingram's property in Cape Meares.

The property is located on Fifth Street NW, Tillamook OR (T1S1007DB 07900 Lots 12 &13) and is an undeveloped 90'x100' lot. Confirmation has been given that only one application (Planning Application Type II) is required for this exception request.

We propose a variance from the standard 100' setback to a 50' setback based on the following:

- Per Tillamook County Land Use Ordinance 3.101 (RR-2, RR-10), Section 4, (k): No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, **unless a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement.**
- The standard resource setback of 100' renders the property unbuildable. A 50' setback would allow the necessary area needed to build a single-family home on the property.
- The property was plotted many years ago as "Bay Ocean Park", long before the current requirements and exception process.
- There are currently several other homes in the area that are not within the current setbacks from the resource zone.

The property owners fully understand the implications of building within the standard setbacks of a resource boundary, and due diligence has been completed. The placement of the proposed structure is clearly the only viable site on the property to build a single-family home.

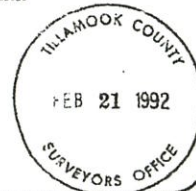
Thank you in advance for your time and consideration.



The purpose of this survey was to retrace the boundaries of subject tracts for monumentation. The monuments found at Fourth Street and Pacific Avenue and Fourth Street and Bayocean Road as shown, were held for control and the bearing between them of SOUTH was held for the basis of bearings. Plat dimensions and angles were held.

● = County Surveyor's found as described above. (See County Records)
 ● = Monuments found-size and type as indicated above.
 ○ = 5/8"x30" iron rods set with yellow plastic caps stamped: "DON MARX"

(A-5228)= Survey map on file in County Surveyor's Office.

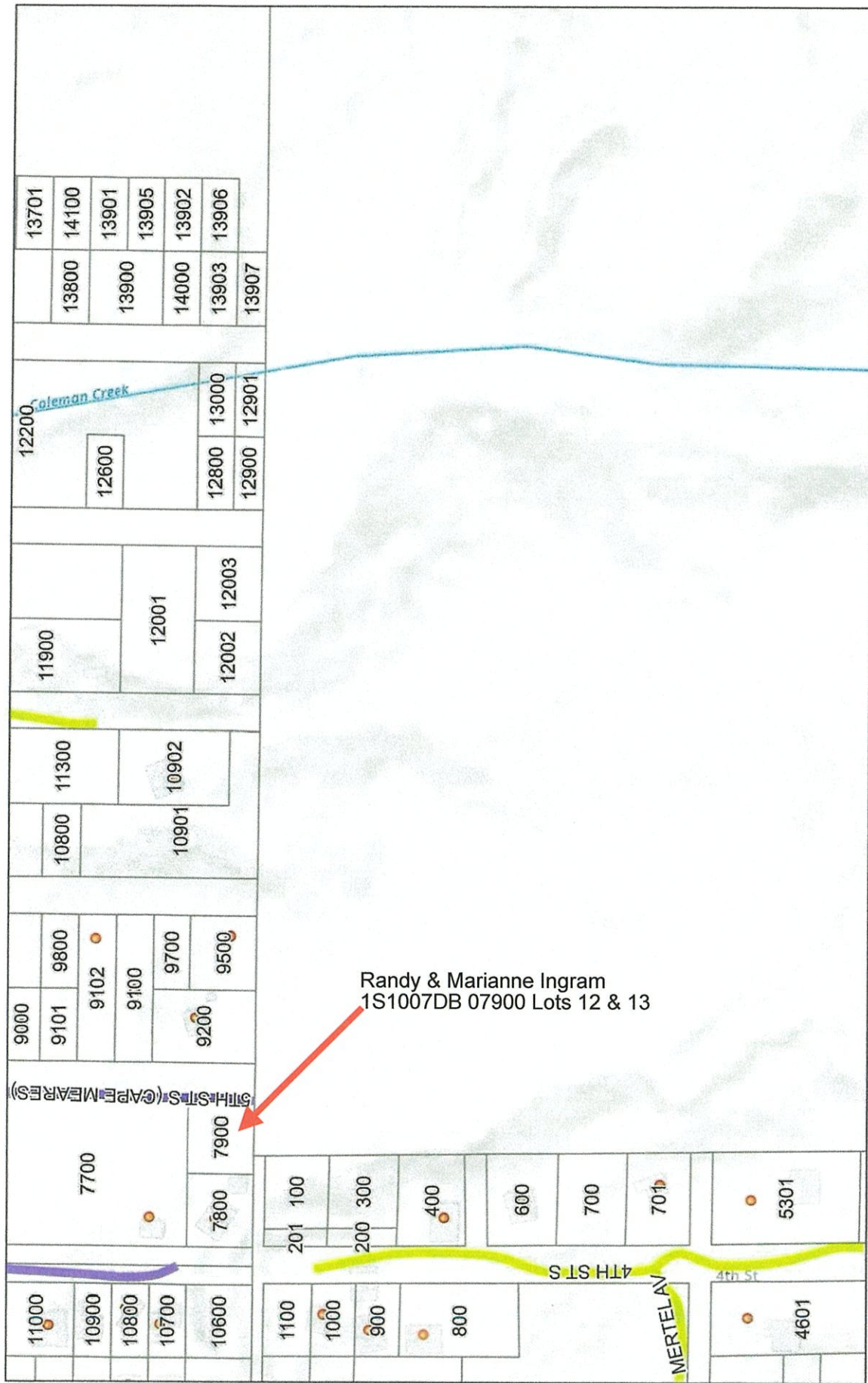
PLS
332

• 2782 RADAR ROAD • TILLAMOOK, ORE. • 97141 •

92-3



Tillamook County Maps



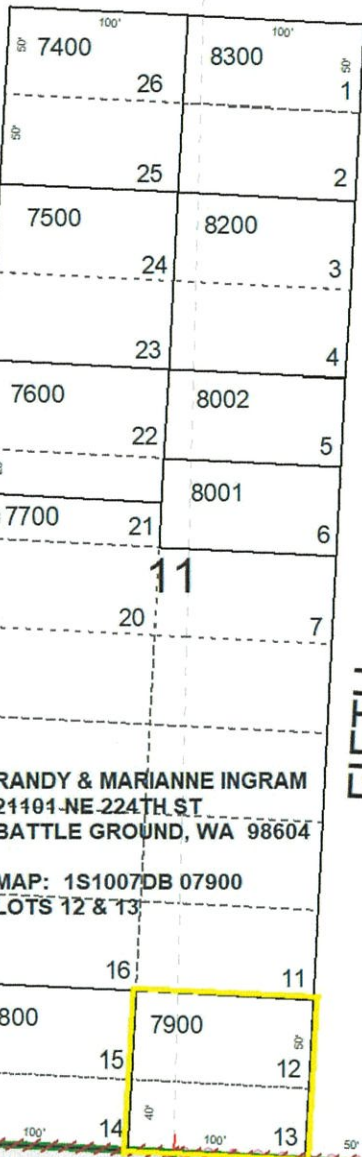
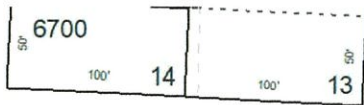
2/26/2025, 10:21:14 AM

1:3,193

0	0.02	0.04	0.07 mi
---	------	------	---------

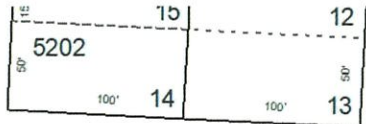
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastrijlen, Rijkswaterstaat, GSA, Geoland, FEMA,

FOURTH

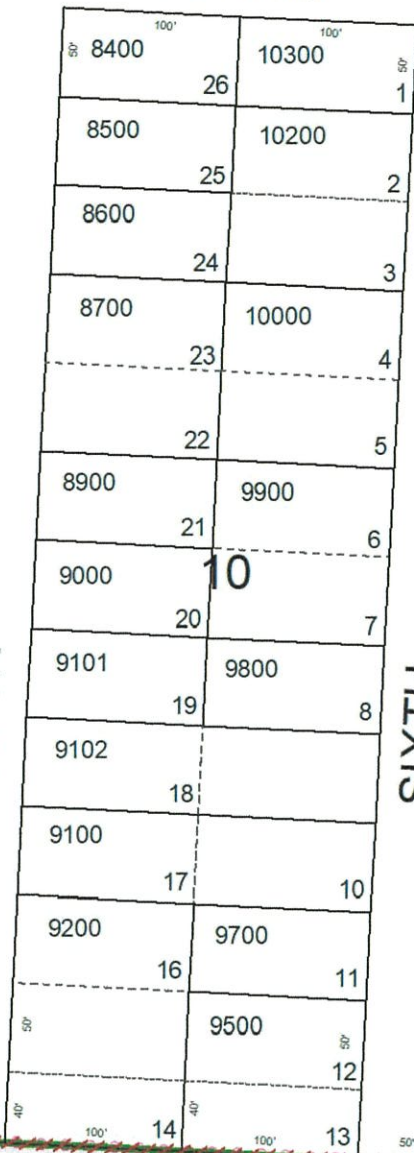


RANDY & MARIANNE INGRAM
21101 NE 224TH ST
BATTLE GROUND, WA 98604
MAP: 1S1007DB 07900
LOTS 12 & 13

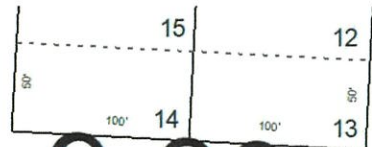
FIFTH



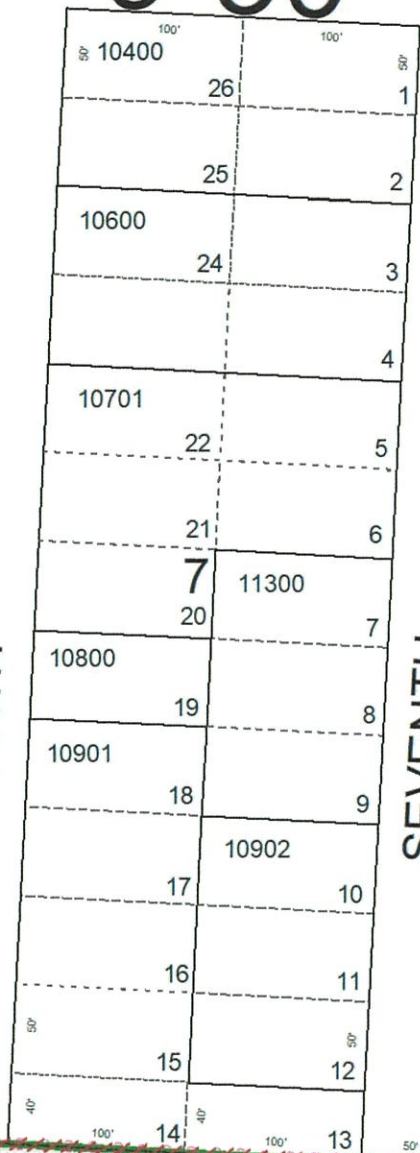
PACIFIC



SIXTH



9-30



SEVENTH

EAST

Tillamook County
2023 Real Property Assessment Report
 Account 130726

Map	1S1007DB07900	Tax Status	Assessable
Code - Tax ID	0926 - 130726	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	INGRAM, RANDY A & MARIANNE L 21101 NE 224TH ST BATTLE GROUND WA 98604	Deed Reference #	2020-274
		Sales Date/Price	01-08-2020 / \$69,500
		Appraiser	ELIZABETH LOFTIS
Property Class	100 MA SA NH		
RMV Class	100 08 ST 821		

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0926	Land	62,080		Land	0
	Impr	0		Impr	0
Code Area Total		62,080	53,420	53,420	0
Grand Total		62,080	53,420	53,420	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
0926	0			RR-2	Market	112	0.21 AC	62,080
Code Area Total							0.21 AC	62,080

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

Exemptions / Special Assessments / Notations				
Notations				
<ul style="list-style-type: none"> ■ CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2012 ■ MULTI LOT-SINGLE LOT VALUE ADDED 2013 				
Fire Patrol			Amount	Acres Year
<ul style="list-style-type: none"> ■ FIRE PATROL SURCHARGE 			0.00	2023
Code Area 0926				
Fire Patrol			Amount	Acres Year
<ul style="list-style-type: none"> ■ FIRE PATROL NORTHWEST 			18.75	0.21 2023

Comments 11/21/12 Changes in Valuation Judgment. Owner requested Review of Property. Lowered value due to no view, Development and Access issues. EJ.
 11/21/12 Brought values forward from 2012 Changes in Valuation Judgment. EJ.
 3/5/13 Land re-appraisal, tabled land, EJ.