



VARIANCE REQUEST #851-25-000253-PLNG: BENNETT

*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, 2025

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

#851-25-000253-PLNG: A Variance request to reduce the 20-foot rear yard setback to 10-feet, to allow for the placement of a single-family dwelling. The subject property is located southeast of the Unincorporated Community of Hebo, within the subdivision Three Rivers, accessed via Salmon Drive, a county road, zoned Rural Residential 2-Acre and designated as Tax Lot 1700 of Section 30A, Township 4 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon. The applicant and property owner is Phaedra Bennett.

Written comments received by the Department of Community Development prior to 4:00 p.m. on July 7, 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 the next business day, July 8, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are 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 at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. They are also available on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>.

If you have any questions about this application, please contact the Department of Community Development at (503) 842-3408 x 3123 or Sheila.shoemaker@tillamookcounty.gov

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CBO, CFM, Director
Enc. Maps and applicable ordinance criteria

REVIEW CRITERIA

ARTICLE VIII - VARIANCE PROCEDURES AND CRITERIA

SECTION 8.030: REVIEW CRITERIA: A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

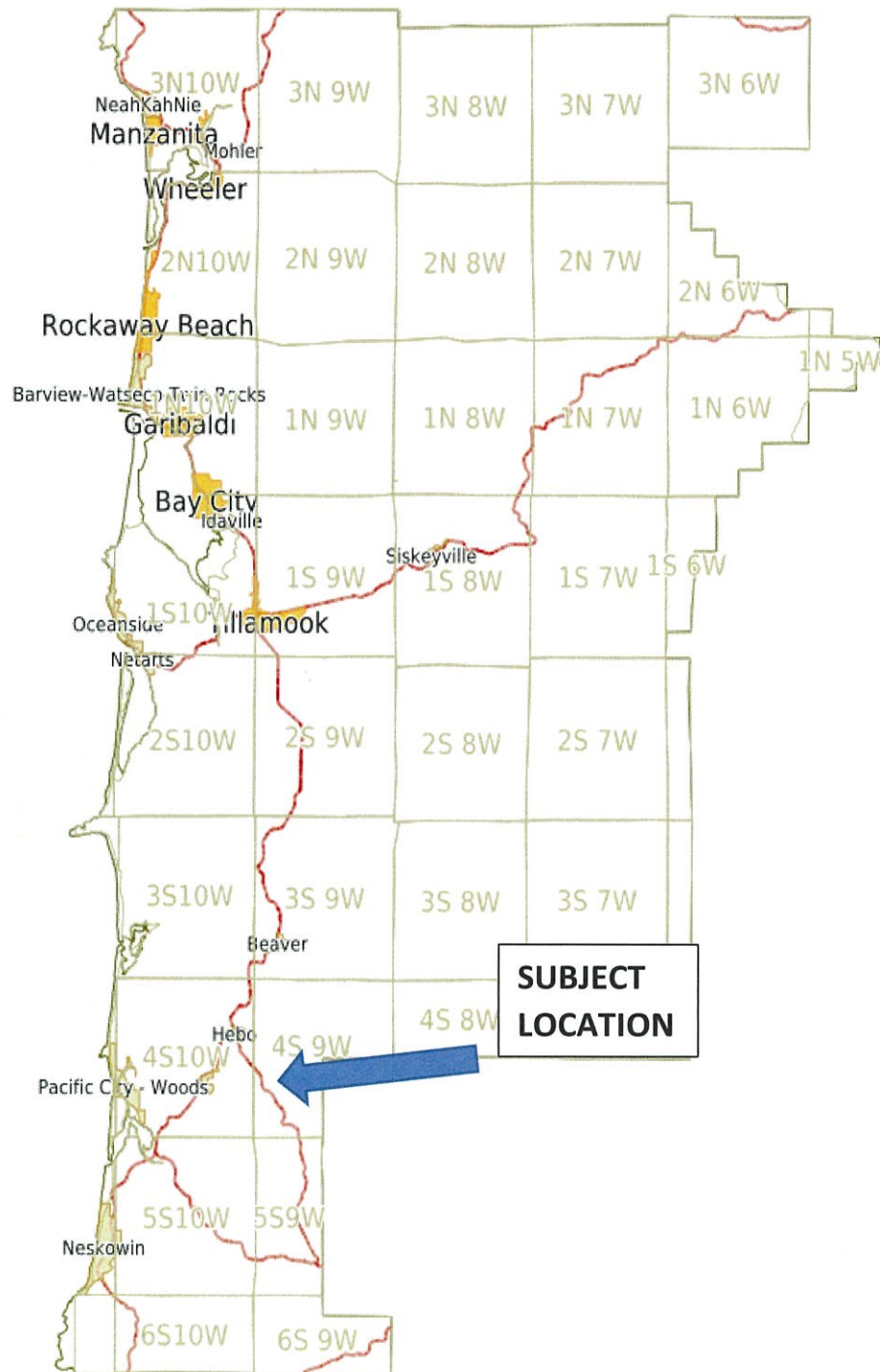
- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards is the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

VICINITY MAP



#851-25-000253-PLNG:
BENNETT

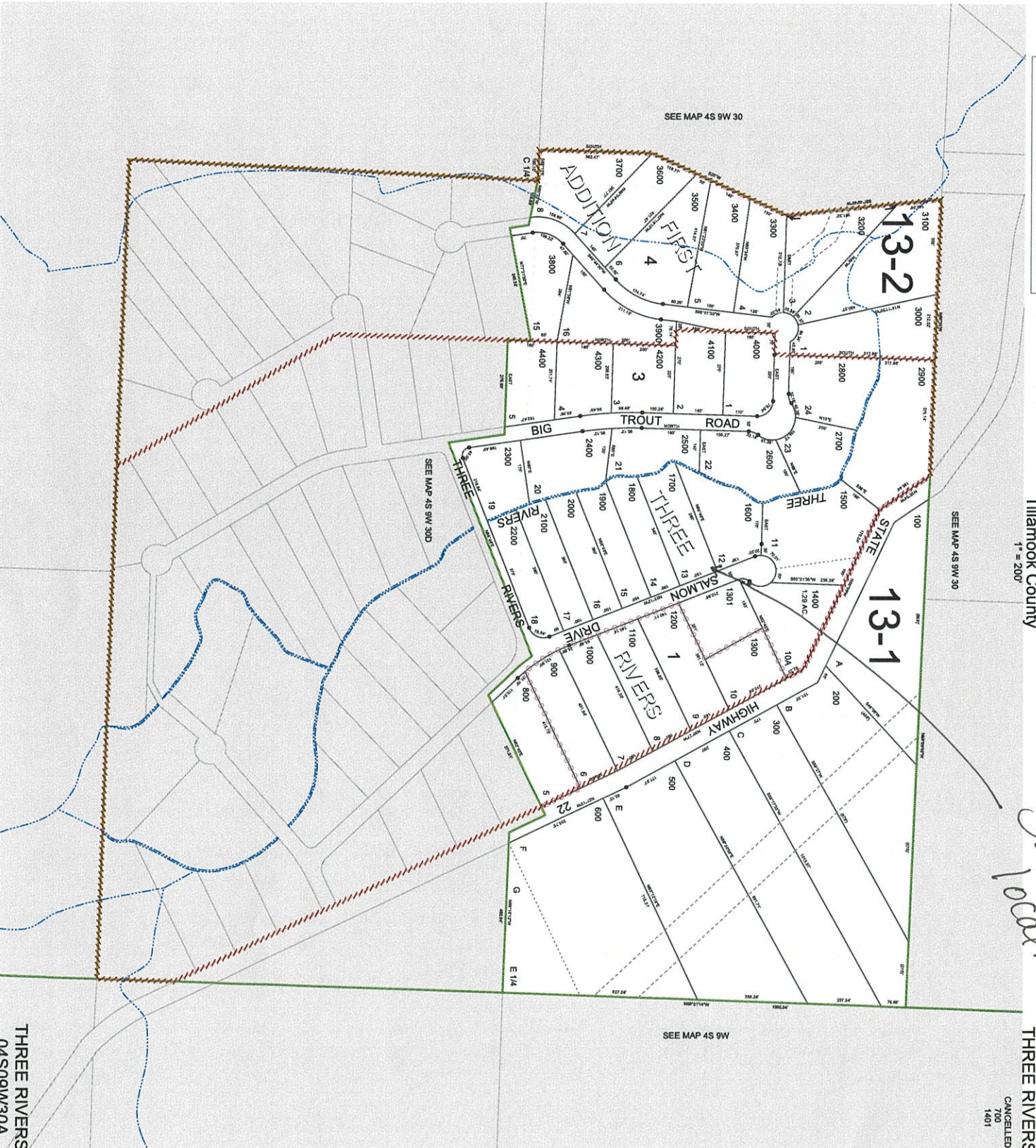
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

N.E. 1/4 SEC. 30 T.4S. R.9W. W.M.
Tillamook County
1" = 200'

*Subsite
Location*

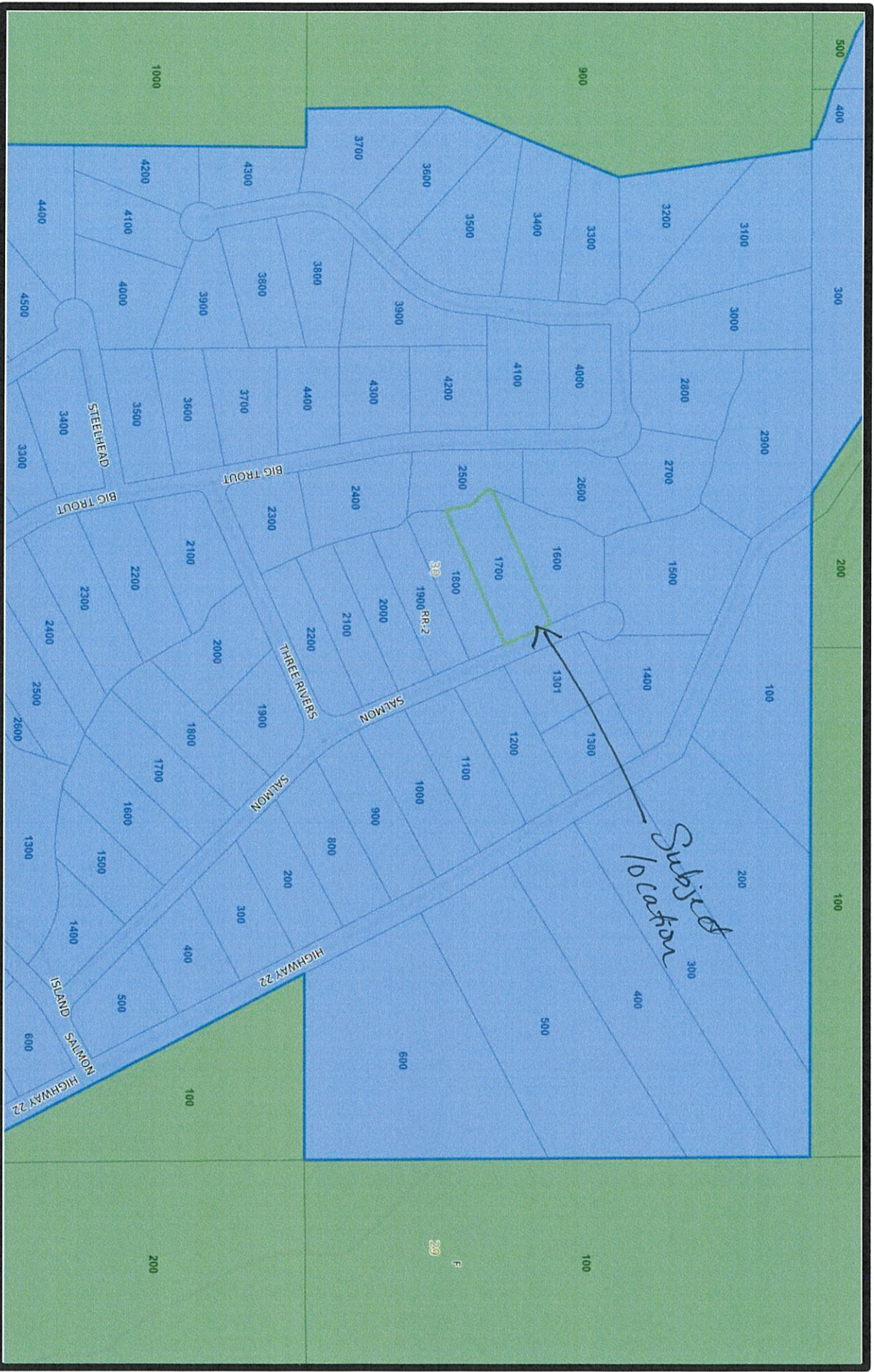
04S09W30A
THREE RIVERS

CANCELLED:
700
1401



THREE RIVERS
04S09W30A
REVISED 6/16/17, WMS

Map





Tillamook County Department of Community Development
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

Applicant ☒ (Check Box if Same as Property Owner)

Name: Phaedra Bennett Phone: 503-812-7496

Address: 1745 Skyway Street S.

City: Salem State: OR Zip: 97302

Email: phaedraben@gmail.com

Property Owner

Name: Phaedra Bennett Phone: 503-812-7496

Address: 35740 Salmon Drive

City: Hebo State: OR Zip: 97122

Email: phaedraben@gmail.com

OFFICE USE ONLY	
Date Stamp	RECEIVED
	MAY 15 2025
BY:	<i>AW</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	143607
Fees:	1785.00
Permit No:	851-25-000253-PLNG

Request: Requesting variance set back of front yard to property line, reduce from 20ft set back to 10ft. Property has dimensional, topographic and hazardous characteristics.

See attached detailed request incorporated with submitted application.

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
- ☐ Foredune 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: 3570 Salmon Drive, Hebo OR 97122

Map Number: 4S

09

30A

1700

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.

Phaedra Bennett
Property Owner Signature (Required)

Phaedra Bennett
Applicant Signature

5/14/2025

Date

5/14/2025

Date



Leonard W. Williamson P.C.
Attorney at Law
We Listen And Are Damn Good

Law Office
Leonard W. Williamson P.C.
1900 Hines Street SE, Suite 211
Salem, OR 97302
PH: 503-362-8800
FAX: 503-362-8822

May 15, 2025

Tillamook County
Tillamook County Department of Community Development
1510-B Third Street
Tillamook OR 97141

RE: Variance Application for property owner Phaedra Bennett,
35740 Salmon Drive, Hebo OR 97122

To Whom This May Concern:

I represent Phaedra Bennett, property owner of the real property located at 35740 Salmon Drive, Hebo OR 97122, the property that is the subject of the variance application. Ms. Bennett is seeking a variance from the county to build a new home on the property to replace the uninhabitable dwelling, a single wide mobile home, that was previously situated on the land. The uninhabitable mobile home was 938 sq ft and Ms. Bennett intends to build a modest stick-frame home, 24 x 48 ft with a total of 1,152 sq ft, on the property/ Complicating placement of the new residence on the property involves a number of overlapping factors i.e., the topography of the land, a 12-15 ft vertical drop on the property sloping down to the river, the floodplain, the river below, and relocating a failed septic system. It is necessary for a variance be approved by the County to allow for Ms. Bennett the use and enjoyment of her land and live on it. The requested variance will give her sufficient room to locate the proposed 24 x 48 ft residence, increase views of the river, and to properly locate and install a septic system that meets code. Without the variance allowing her to locate the new residence in a portion of the 20 ft front yard setback she is restricted to a maximum building site of 18 ft or less.

Enclosed please find Ms. Bennett's signed variance application, a written narrative addressing the required criteria set out in Article VIII, Sections 8.020 and ORS 8.030, Exhibits 1 – 9 and other enclosures. Please do not hesitate to call or email if you have questions.

Sincerely,

Leonard W. Williamson
l.williamson@williamsonlawpc.com

Property at 35740 Salmon Drive, Hebo, OR 97122, Phaedra Bennett 503-812-7496

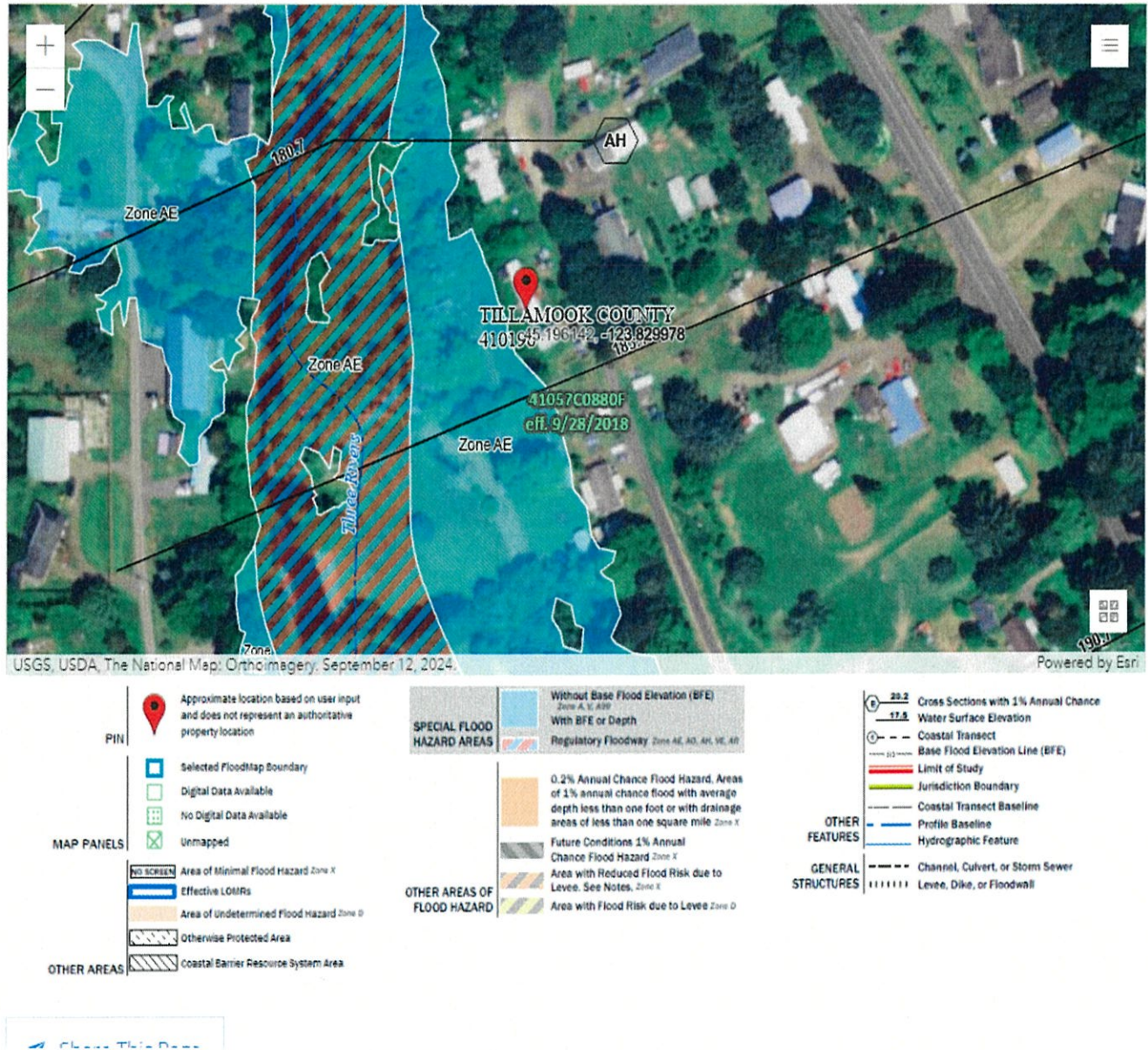
TOWNSHIP 4S RANGE 09 SECTION 30A 1700

TYPE 2 LAND USE APPLICATION FOR VARIANCE,

ASKING FOR A 10FT FRONT YARD REDUCTION

1. The property at 35740 Salmon Drive has circumstances that affect all three; dimensional, topographic and hazardous characteristics.

The property at 35740 Salmon Drive, Tax Lot 1700, see attached Exhibit 3, (hereafter referenced as **"The Property"** or **"Property"**) is one of 3 properties (see Exhibit 2 Tax Lot 1600, Exhibit 3 Tax Lot 1700 and Exhibit 4 Tax Lot 1900) that have extremely limited buildable area due to Topographic drop-offs into the floodplain area, approximately 12-15 vertical feet, see below FEMA Floodplain map. The distance from the edge of common road, Salmon Drive to the drop off on The Property is approximately 58 feet, along the entire width of the property. The edge of the common road to The Property marker is 20 feet, with the setback is an additional 20 feet, for a total of 40 feet of un-buildable property. Those setbacks leave only 18 feet of buildable depth within the property. Additional consideration in locating a residence is how closely to build to the edge of the approximately 12–15-foot vertical drop-off to floodplain area below, leaving even less property to build a residential structure and have adequate infrastructure. A 10-foot variance to the front yard setback is necessary and would allow for a proposed single-story stick-built 24-foot x 48-foot residential structure (two bedroom, two bath), to be built with an adequate distance from the edge of bank. Drop off to floodplain area below is approximately 12-15 vertical feet. Adequate space needs to be available on the upper Northern portion of property, running parallel to Salmon Drive, to accommodate septic system replacement. Major septic replacement permit has been applied for and received. Property owner will continue working with county sanitarian regarding his suggestions and to be in compliance with county code in its installation and placement on the property.



The dimensional circumstances constrain and further reduce the overall lack of buildable space. The overall property is 1.12 acres, but the small buildable part of the property is the upper part of the property which measures, 130 feet along the front edge of the property, within that 130 feet, there is a 20-foot-wide driveway, and a 21-foot Quonset building which utilize over 41 feet of the width of the property, plus a minimum 6 foot spacing between the existing structure and proposed structure, as per county code. The remaining width of the property is 83 feet, in which a septic system, including a 1000-gallon concrete tank, distribution box and 85 feet of seepage trench need to be allowed for, as well as the proposed single story residential structure. The upper part of the property has 58 feet of

depth, once the 20-foot road setback and 20-foot front yard setbacks are imposed, what is left is a depth of 18 feet to build a residential structure. Further consideration of building near the drop off, which is approx. 12 -15 vertical feet, keeping a safe distance from the edge of bank to avoid any type of failure to the proposed residential structure.

The Geological HAZARD area map included, shows that the 3 properties along Salmon Drive, Tax Lots 1600, 1700 and 1800/1900, previously mentioned have similar characteristics which include shallow landslide susceptibility. All 3 properties have a similar distance to the floodplain area below, which from the edge of the common road to the drop-off into the floodplain area is approximately 58 feet. Tax lot 1800 and 1900 are both owned by the same property owners, Mike and Linda Lemmon.

2. The requested variance to the front yard setback is a necessary right of the property owner to develop and create a single-story residential structure with proper infrastructure. Residential uses are allowed in this area, as there are many developed homes in the area. From what I've been able to gather the area was originally developed to accommodate mobile structures, the property owner is looking to build a single story, stick built 24' x 48' residential structure. The property was so disheveled when purchased it was impossible to see where the buildable envelope dropped off into the floodplain area, until garbage in the amount of 120 cubic yards, including an uninhabitable mobile structure, travel trailer, wrecked vehicle, and invasive vegetation were removed. Once the trash and debris were removed and the great reveal occurred, then it was evident what was left as the buildable envelope. Once the setbacks are subtracted from what looked like the buildable envelope, very little buildable space remains. The 10-foot front yard setback is necessary to allow the property owner to build an adequate residential structure in which to live. The property owner would like to build a 24ft x 48ft Stick built 1,152 square foot residence in which to reside. This will replace the previous residence, an uninhabitable, mobile home, measuring 14 ft x 67 ft, 938 square feet. Additionally, adequate space needs to be available for septic system replacement to fit within the spatial parameters on the property and be in compliance with county code.

3. The proposed variance application complies with the purposes of relevant development standards set out below, and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

3.1. The previous mobile structure located on the property was 938 square feet with an additional attached 168 square foot covered deck area on the roadside of the mobile structure. It has been removed as it was completely uninhabitable. The proposed residential structure will be 1152 square feet, having a 24 ft width and 48 ft length footprint within the limited building envelope. The proposed structure will only be an additional 214 square feet of living space. But because the proposed structure is 19 feet narrower than the mobile home the proposed structure creates additional views of the river. The proposed structure will also allow for private open space on the entirety of the balance of the property, down to the seasonal creek and onto Three Rivers.

3.2. The proposed new residential structure will be a single-story, traditional stick-built residence, that will allow for adequate light and air to be available to the surrounding residential and commercial structures. Since acquiring the property, the owner has undertaken the following remedial actions to rehabilitate the property: removal of the uninhabitable mobile home structure, travel trailer, wrecked inoperable vehicles, garbage, trash, Himalayan blackberry, over 120 cubic yards of debris and garbage. The removal of the debris and garbage from the property created the opportunity to reclaim light and air quality and movement so as to be available to the proposed residence and all the surrounding residential and commercial properties and structures.

3.3. The proposed residential structure, being a single story 24 ft wide x 48 ft long will allow for a 15-foot separation between the proposed residential structure and the existing Quonset Structure, which is 21 ft. in width and 24 ft in length. This 15-foot separation between buildings will improved emergency access and will be larger than the previous separation between buildings. The previous separation between building was only 8 feet between the existing Quonset and the removed

mobile structure. The proposed structure will also allow for over 30 feet on the north end of the structure for emergency vehicle access. The driveway on the south end of the property has been cleared of all inoperable vehicles, trash and blackberry to allow for emergency vehicle access, parking and maneuvering to turn around off of Salmon Drive, this area is more than 40 feet in width.

3.4. The front of the proposed structure will face away from Salmon Drive, it will face the river. When on Salmon Drive looking at the proposed structure you will be looking at the back of the residence. The road/back side of the proposed structure will have fewer windows, allowing for enhanced privacy for occupants of residences of the common road, Salmon Drive. The front/river side will have more windows and is much further from the views of the neighbors across the river allowing for enhanced privacy for occupants of residence across the river. The proposed structure will have more windows on the river side to allow the natural light in and allow for better views of the natural environment.

3.5. All private land use by the owner will be entirely accommodated on private land. The proposed structure will not encroach into the public right of way or block traffic visibility. The existing Quonset which will be utilized as a garage occurs on private land, with part built into the 20-foot front yard setback by previous property owner. The existing driveway and all residential and visitor parking will occur entirely on the Property. The Property is very nearly at the end of Salmon Drive and the requested variance will have very little to no impact to the few residences in that location. This property is located at almost the end of Salmon Drive and therefore the automobile traffic occurring on this section of Salmon Drive is limited to the 4 residences, their guests, and service or emergency vehicles that drive past The Property and the proposed residential structure. A 15-foot separation between the existing Quonset and the proposed structure provides parking and maneuvering of vehicles entirely on private land and safe access to Salmon Drive. Additionally, the Property owner recently cleared garbage from beside the Quonset and in front (roadside) of the Quonset, allowing additional area for parking, maneuvering of vehicles,

to be entirely accommodated on private land. There are no alternative energy facilities currently and none planned for this property.

3.6. The proposed single story residential structure, if permitted, will be in alignment with the existing Quonset structure thus ensuring driver visibility on Salmon Drive, the common road. Visibility will not be obstructed by the requested 10-foot variance, as there will still be 10 feet of setback from the property marker and an additional 20 feet from the edge of road, for a total of 30 feet. The residential structure will run in alignment with the existing Quonset Structure, see attached photo marked Exhibit 7, depicting the stakes with pink ribbon marking the potential location of proposed single story residential structure.

3.7. The proposed single story residential structure will have no effect on safe access to and from the common road, Salmon Drive.

3.8. The proposed single story residential structure will allow for more pleasing views, it will neither unreasonably obstruct nor obtain any additional pleasing views. It will be an improvement over the prior mobile home. The proposed structure is an improvement over a 14 ft x 60 ft uninhabitable mobile structure with a 24 ft x 48 ft proposed residential structure, creating 12 additional feet of pleasing views to the seasonal creek, Three Rivers, and the overall natural environment. The property owners efforts of clearing and cleaning up the property by removing and disposing of the mobile structure, travel trailer, wrecked car, 42 tires, some with wheels, Himalayan blackberry and garbage and debris in the amount of 120 + cubic yards, this has greatly improved the overall pleasing views and natural beauty of the entire property for the property owner, all other residents and property owners in the area, their guests and passersby.

3.9. There are no potentially incompatible land uses on the property, as this property will remain a residential property.

3.10. The proposed single story residential structure will have no affect on ensuring access to solar radiation for the purpose of alternate energy production as no alternate energy production is planned for this property.

4. The requested 10-foot front yard variance is necessary to allow property owner to be able to build a single-story stick-built residential structure and further provides for the proper replacement of failed septic system. Permits for replacement of septic system were applied for and received, which include a 1000-gallon concrete tank and 85 feet of seepage line. See Exhibit 8. Exhibit 8.1 represents the approximate location of replacement septic system. Upon removal of uninhabitable mobile home, it was discovered that previous property owner had placed the mobile structure directly over part of the septic tank and one line of the drain field. The current property owner retained the service of a licensed septic installer to locate the failed tank and distribution box and drain-field lines. Upon inspection of the septic system, it was clear that it was out of compliance and unable to be used as one line ran directly under the mobile structure. The 10-foot variance to front yard setback is necessary to properly locate both the replacement septic system to be in compliance with current county code and in accordance with sanitarians suggestions and the new residence. The replacement septic system will be installed, as per sanitarians recommendations, after the proposed residential structure is built, so that there will be no disturbance to the abandoned system while the residence is being built. See Exhibit 9 sketch of old (failed and out of compliance) and proposed replacement septic systems attached (Exhibit 8.1 page 1).

All 3 of the closest neighboring properties residential structures were constructed within the 20-foot front-yard setback, or are encroaching into the setback, to various degrees. See attached Exhibits 2-4. The approximate measurements on all exhibits 1-6 and included in this text were acquired using the Tillamook County GIS Web page and county web page measuring tool online. These drawings and measurements are only as accurate as the accuracy of that program and measuring tool.

Exhibit #1 shows an overview of The Property (tax lot 1700), tax lots 1600, 1301 and 1900 on Salmon Drive.

Exhibit #2 shows the neighboring property directly to the north, tax lot 1600 built encroaching into the front yard setback area, with closest point being approx.

13.73 feet from the property line, or approx. 6.27 feet into the front yard setback area.

Exhibit #3 shows tax lot 1700 with the exiting Quonset structure built into the setback.

Exhibit #4 shows the neighboring property directly to the south, tax lot 1900 which is one of two tax lots owned by the same property owners, Mike and Linda Lemmon own both tax lot 1800 and 1900. They are built out into the front yard encroaching setback with closest point being approx. 14.05 feet from the property line, being built out into the setback area approx. 5.95 feet. They have also built a front porch onto their residence which is not included in the information on the Tillamook County Web page, this attached, fully enclosed front porch, comes out even further into the front yard setback area. See attached photo marked Exhibit 4.1 and 4.2.

Exhibit #5 shows tax lot #1301 in which neighboring property directly across the common road, Salmon drive, built encroaching into the front yard setback area, with closest point being approx. 14.74 feet from property line, or approx. 5.26 feet into the front yard setback area.

Exhibit #6 shows tax lot 4300, another neighboring property located on Big Trout Drive, the structure is built encroaching out into the front yard setback with closest point being approx. 14.05 feet from the property line, being built out into the setback area approx. 5.95 feet.

The present Property owner is seeking a 10 foot variance to the front yard setback for the proposed single story stick built residential structure, and based on the historical usage of the front yard setback by all the neighbors in the area building into the front yard setback, this request is reasonable and necessary to fully utilize The Property for a residence and to be able to properly locate a septic system in compliance with county code and county sanitarian recommendations.

Dated 5.14. 2025



Phaedra Bennett

Tillamook County Maps



4/10/2025, 7:30:35 PM

1:1,244
0 0.01 0.02 0.03 mi
0 0.01 0.02 0.04 km

Exhibit 1, Bennett Variance Request for Tax Lot 1700, overview of properties

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Tillamook County Maps



4/10/2025, 7:40:34 PM

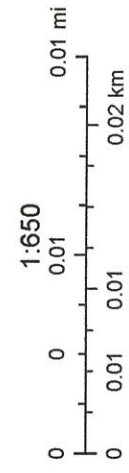
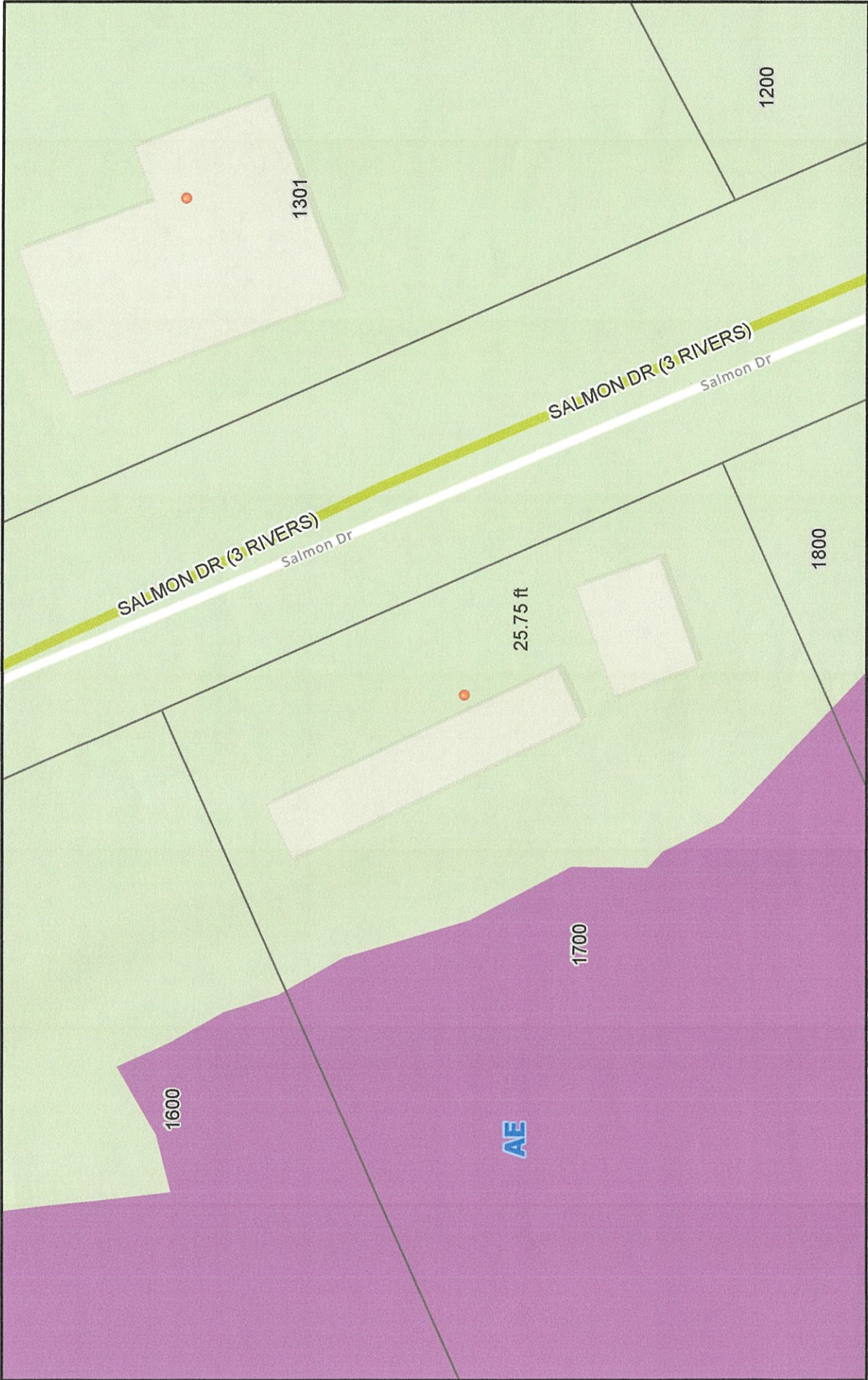


Exhibit 2, Bennett Variance tax lot 1600

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Tillamook County Maps



4/10/2025, 7:41:56 PM

Exhibit 3, Bennett Variance tax lot 1700

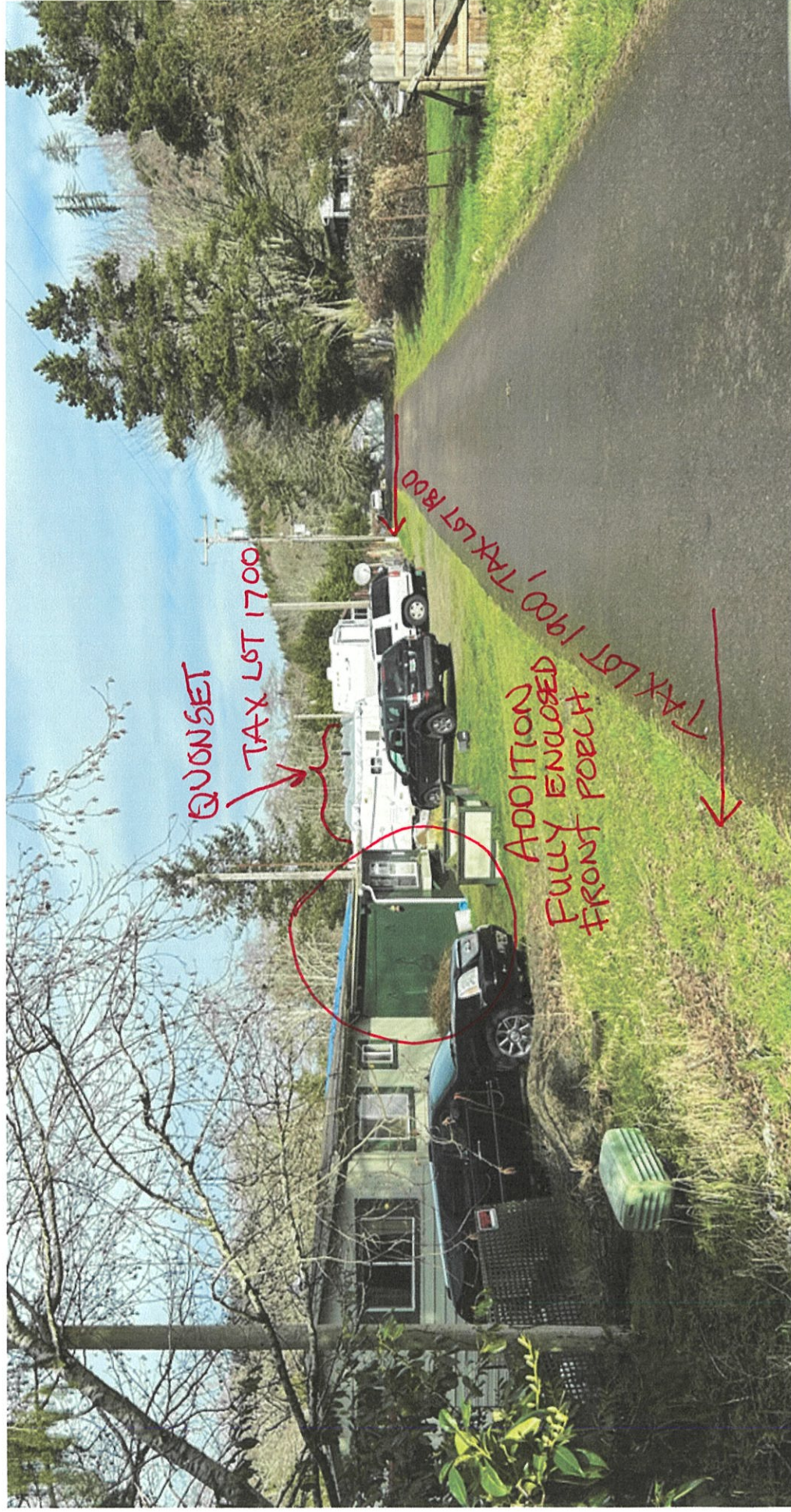
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Tillamook County Maps



4/10/2025, 7:44:44 PM

Exhibit 4, Bennett Variance Tax Lot 1900



Neighbors porch building appears to be built on property line, well within front yard setback, basically no set back from property line. This is one of three properties with similar buildable property restrictions based on dimensional issues due to both topographic by having limited buildable property near the road and proximity to drop off into flood plain on the remainder of these properties.



ADDITION
FRONT
PORCH
TAX LOT
1900

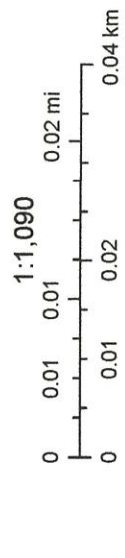
TAX LOT
1800

EXHIBIT
4.2

Tillamook County Maps



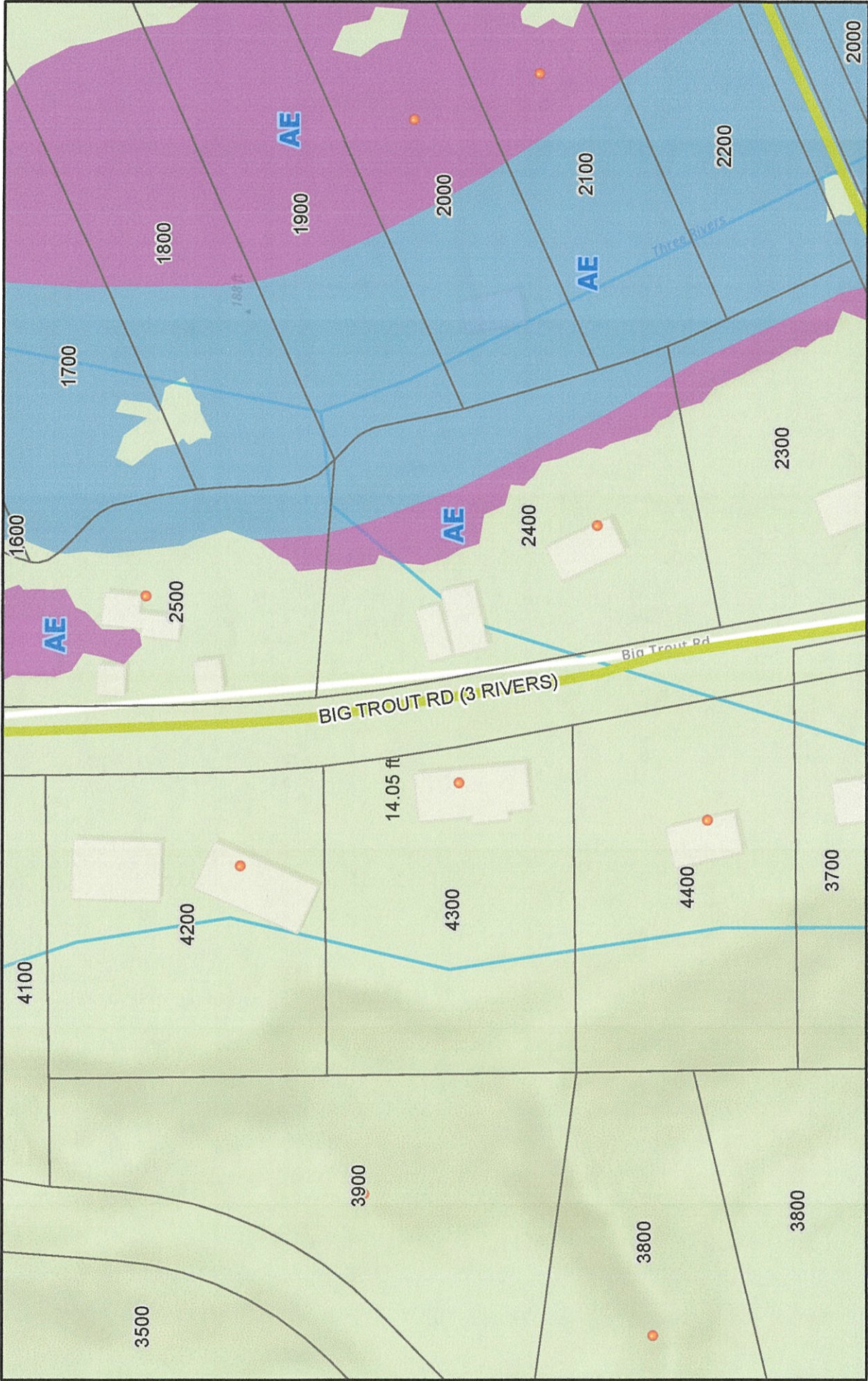
4/13/2025, 6:29:56 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

Exhibit 5, Bennett Variance Request, Tax Lot 1301

Tillamook County Maps



4/10/2025, 7:45:49 PM

Exhibit 6, Bennett Variance Tax Lot 4300

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

TAX LOT 1700
• QJONSET.

PROPOSED
24 x 48' Residential Structure

WITH 10' VARIANCE TO FRONT YARD SETBACK

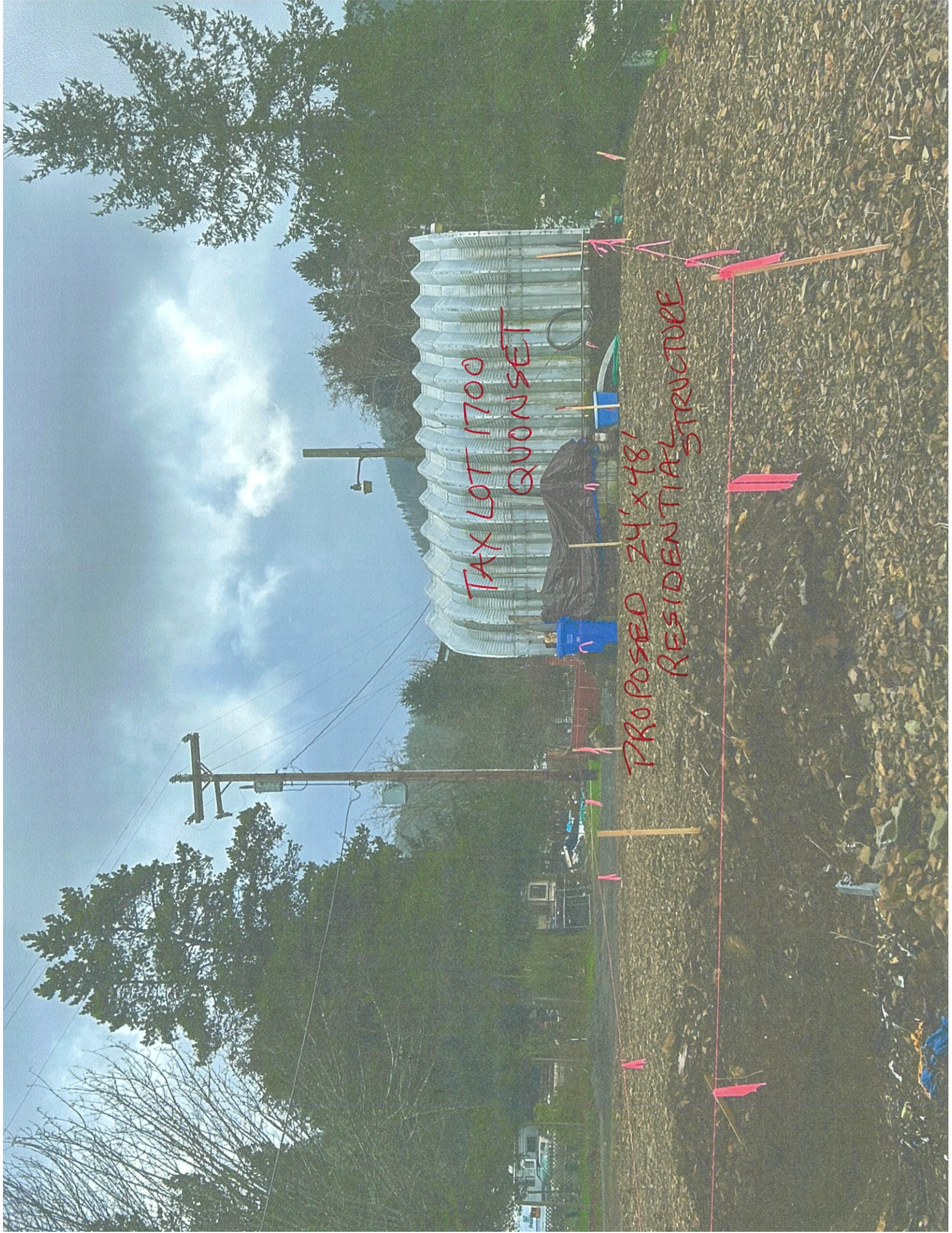
EXHIBIT

7

tables

TAX LOT 1700
QUONSET

PROPOSED 24'x48'
RESIDENTIAL STRUCTURE





Tillamook County
1510 - B Third St
Tillamook, OR 97141
503-842-3408

Septic Permit

Repair (Major) - Residential - New

851-24-000166-PRMT

Website: tillamook.or.us

Date issued: 11/6/24

Expiration date: 3/24/28

Work description: REPAIR PERMIT: MAJOR

Applicant: BENNITT, PHAEDRA
Address: 1745 SKYWAY ST
SALEM OR 97302
Phone: 503-812-7496
Email: phaedraben@gmail.com
Business License: N/A

Owner: PHAEDRA BENNETT
Address: 1745 SKYWAY ST
SALEM OR 97302

Property address: 35740 Salmon Dr., Tillamook County, OR

Parcel: 4S09 30A0 01700 - Primary **Township:** 4S **Range:** 09 **Section:** 30

Lot size: 1.12 Acres
Zoning: Rural Residential 2 Acre and 10 Acre (RR-2, RR-10)
Land use approval: N/A
Accessory Dwelling Unit: No
Action: New
System failing: N/A
Comments: Inspection required prior to backfill.

Water supply: Well
City/County/UGB: County
County: N/A
Type of application: Repair (Major) - Residential
Septic tank last pumped: N/A

Category of construction: Manufactured Dwelling

	Existing	Proposed
Use of structure:	Manufactured Dwelling	Manufactured Dwelling
Number of bedrooms:	2	2

System Specifications

Type: Seepage Trench
Max peak design flow: 300 gpd.
Min septic tank volume: 1000 gal.
Special tank rqmts: Inspection required prior to backfill.

ATT description: N/A
Proposed flow: 300 gpd.
Min dosing tank volume: N/A

Drain Field Specifications

Drain field type: Seepage Trench
Drainfield sizing: N/A
Media type: Rock/Pipe
Trench length: 85 linear ft.
Total rock depth: 30 in.
Max depth: 42 in.
Min depth: 18 in.

System distribution Ttype: Equal
Distribution method: Equal
Media depth: 24 in.
Rock above pipe: 2 in.
Rock below pipe: 24 in.
Undisturbed soil between trenches: 8 ft.
Capping fills-min depth of fill material: N/A

Special Requirements

Stake out required: No

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: Oregon Utility Notification Center is 1-800-332-2344.)

3/24/25: 3:25:25PM

EXHIBIT

8

ONS_OnsitePermit_pr

Date issued: 11/8/24

Expiration date: 8/24/25

Work description: REPAIR PERMIT: MAJOR

Groundwater type:

Not Applicable

Groundwater depth:

N/A

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:

<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits:

Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

Installation Requirements: The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

System Backfill Requirements: The system is to be backfilled or covered as follows: * Only after the permitting agent has approved the construction installation, * or the inspection has been waived * or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas — Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

11/8/24

Final Inspection Request and Notice - Septic ID: 851-24-000166-PRMT

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The Department (or Agent) has 7 days to perform an inspection of the completed construction/installation following the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: Owner/Permittee Information:

Twnshp: 4S

Range: 09

Sect: 30 **A**

Name: PHAEDRA BENNETT

Lot: 700

Property 35740 SALMON DR, TILLAMOOK COUNTY, OR

Address:

SECTION 2: System Component Specifications:

A. Tanks/Pumps		System Type:		Water tight verification*	
Tanks(1)	Volume:	Compartments:	Manufacturer:	Date:	
Tanks(2)	Volume:	Compartments:	Manufacturer:	Date:	
Pump(s)	HP:	Model/Manuf.	Float(s)Type(1):	Model/Manuf.	
			Float(s)Type(2):	Model/Manuf.	

B. Piping

Effluent Sewer (tank to drainfield)	Yes	No	Diameter:	ASTM#/Other:	Length:
Pressure Transport Pipe	Yes	No	Diameter:	ASTM#/Other:	Length:

C. Secondary Treatment Unit:

Sand Filter**	Yes	No	Type:	Container Dimensions:
Underdrain pipe	Diameter:		ASTM#/Other:	Length:
Manifold piping	Diameter:		ASTM#/Other:	Length:
Internal Pump	HP:		Model/Manufacturer	
Floats(1)	Type:		Model/Manufacturer	
Floats(2)	Type:		Model/Manufacturer	
ATT	Yes	No	Model:	
Certified Maint.	Provider Name:			
Operation and Maint.	Contract Received?		Yes	No

D. Drainfield Media

Type	(Gravel, Pipe or alternative?)			
Distribution Box	Yes	No		
Drop Box	Yes	No		
Distribution Pipe	Yes	No	Diameter:	ASTM#/Other:
				Length:
Comment				

*All Tanks(s) were tested for water-tightness after installation and passed in accordance with OAR 340-073-0025(3)

**Attach sieve analysis for Underdrain Media and Filter Sand

SECTION 3 - As Built Plan

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.

SECTION 4 - Construction was performed by (Signature Required)

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems (OAR Chapter 340, Divisions 71 and 73).

Owner/Permittee or Certified Installer w/Certification#:		Print Name:	
Licensed Installer:	Yes <input type="checkbox"/> No <input type="checkbox"/>	License#:	Certification#:
Owner/ Certified Installer:	Signature:	Date:	Phone#:

SECTION 5 - Office Use Only:

Notice Accepted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date:
	Installer/Owner (Permittee) Notified: Yes <input type="checkbox"/> No <input type="checkbox"/> Date:		

If No, Reason for Non Acceptance: _____

Comment: _____

35740

SALMON DRIVE ROAD

□=3'

EDGE OF ROAD

Property Line

SEWAGE TRENCH

73'

12'

85' Total

12'

SEPTIC TANK

48'

PROPOSED
RESIDENTIAL
STRUCTURE

24'

24' 21' QUONSET

DROPOFF TO FLOODPLAIN AREA

12 to 15' VERTICAL DROP

35740 SALMON DRIVE HEBO, OREGON 97122

PROPOSED RESIDENTIAL STRUCTURE
PROPOSED REPLACEMENT SEPTIC SYSTEM

EXHIBIT
B.1

SALMON DRIVE - 35740 SALMON DRIVE

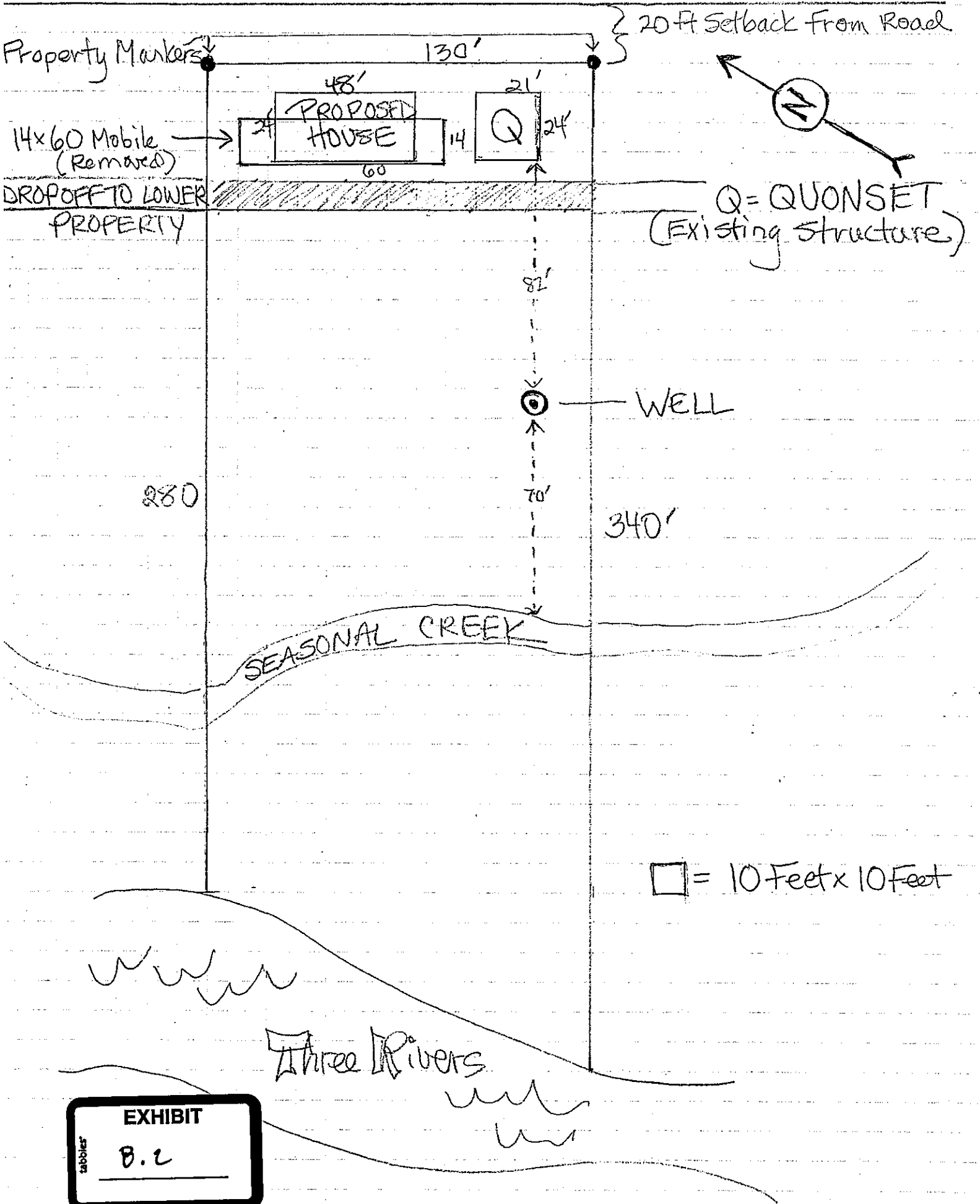
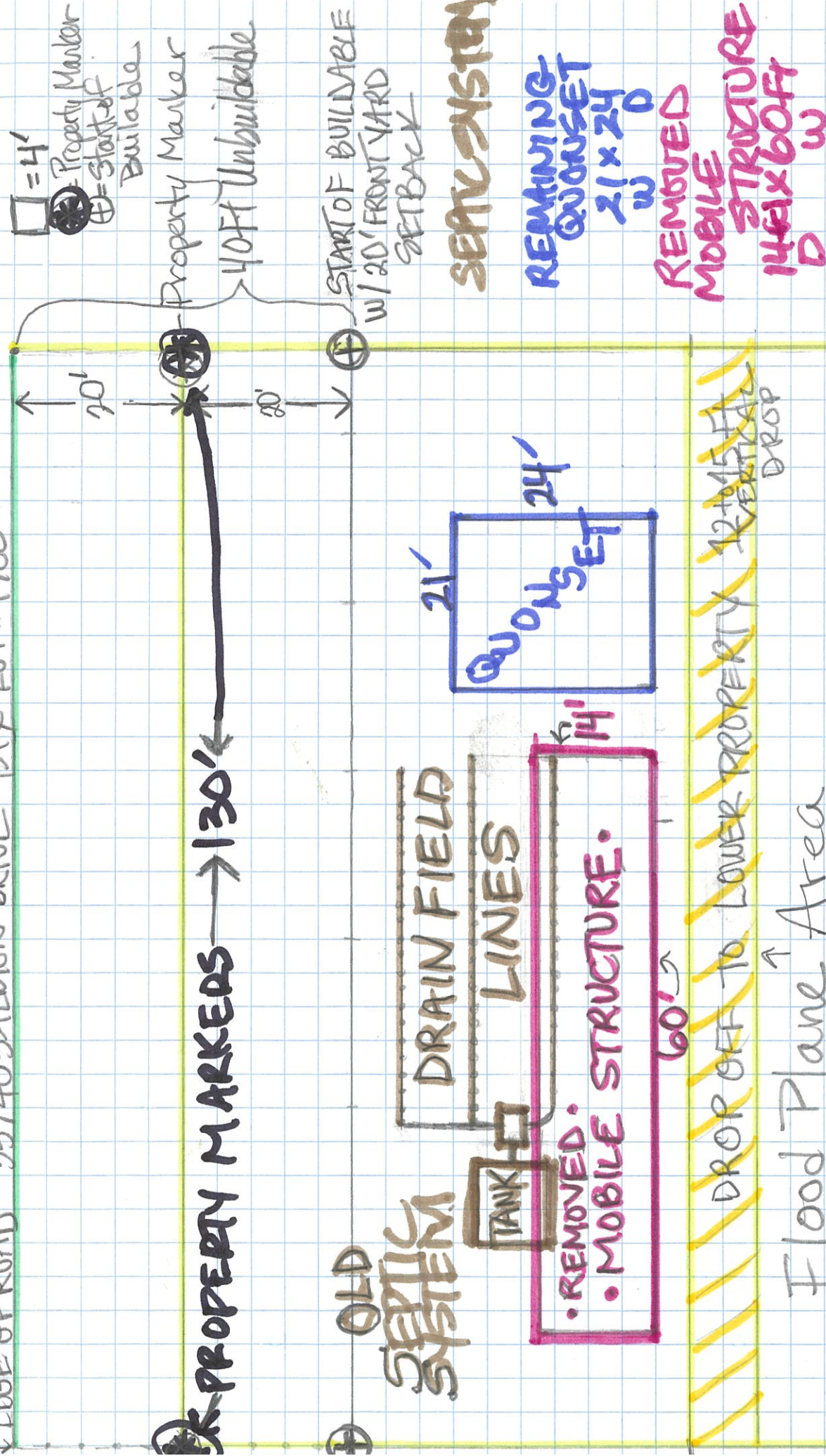


EXHIBIT
tabbies
B.2



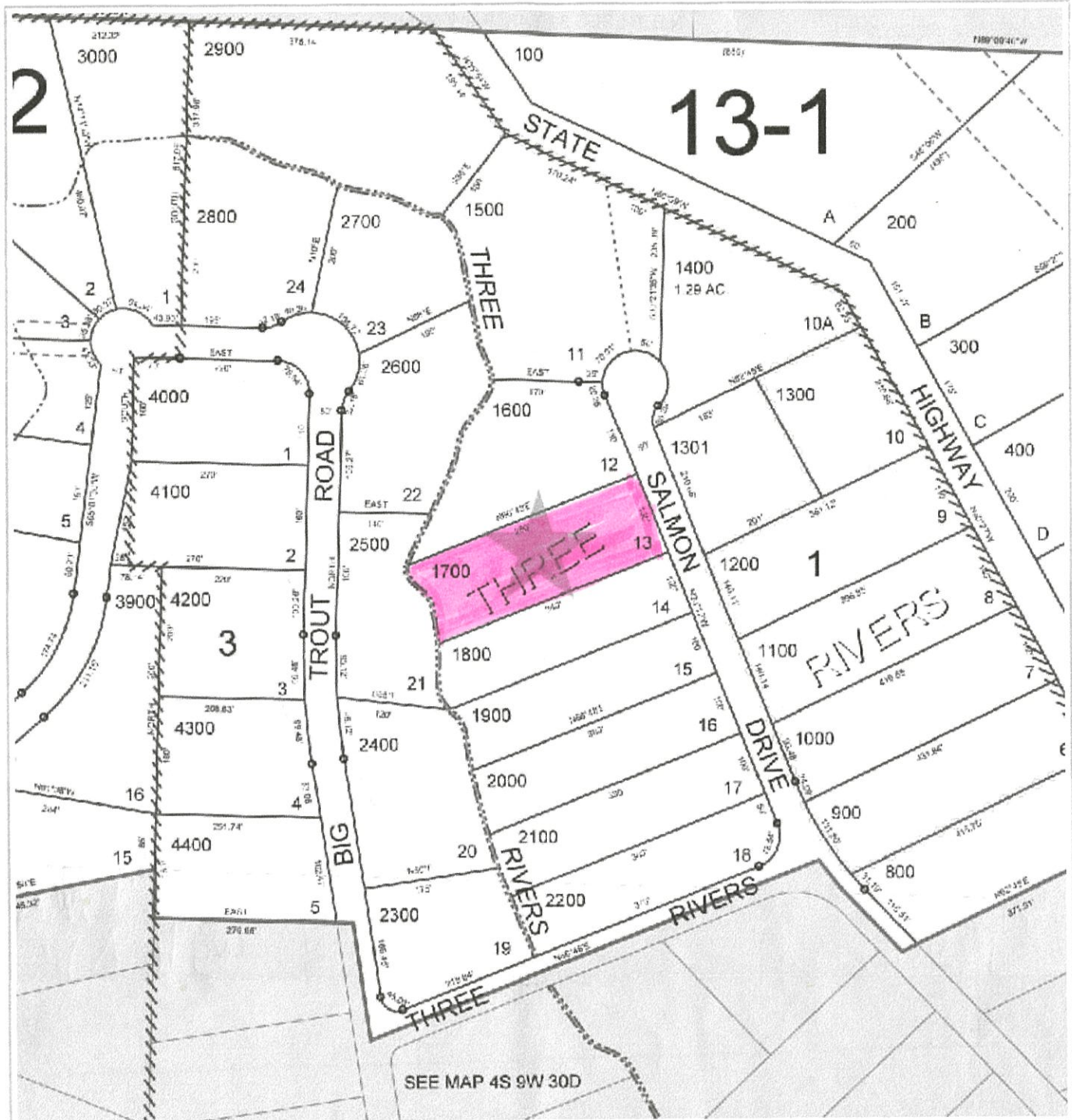
DROPOUT TO FP
(12-15% VERTICAL)

tabbles®

EXHIBIT

9

Assessor Map



TICOR TITLE COMPANY

Proposed Property

Parcel ID: 23708R

Site Address: 35740 Salmon Dr

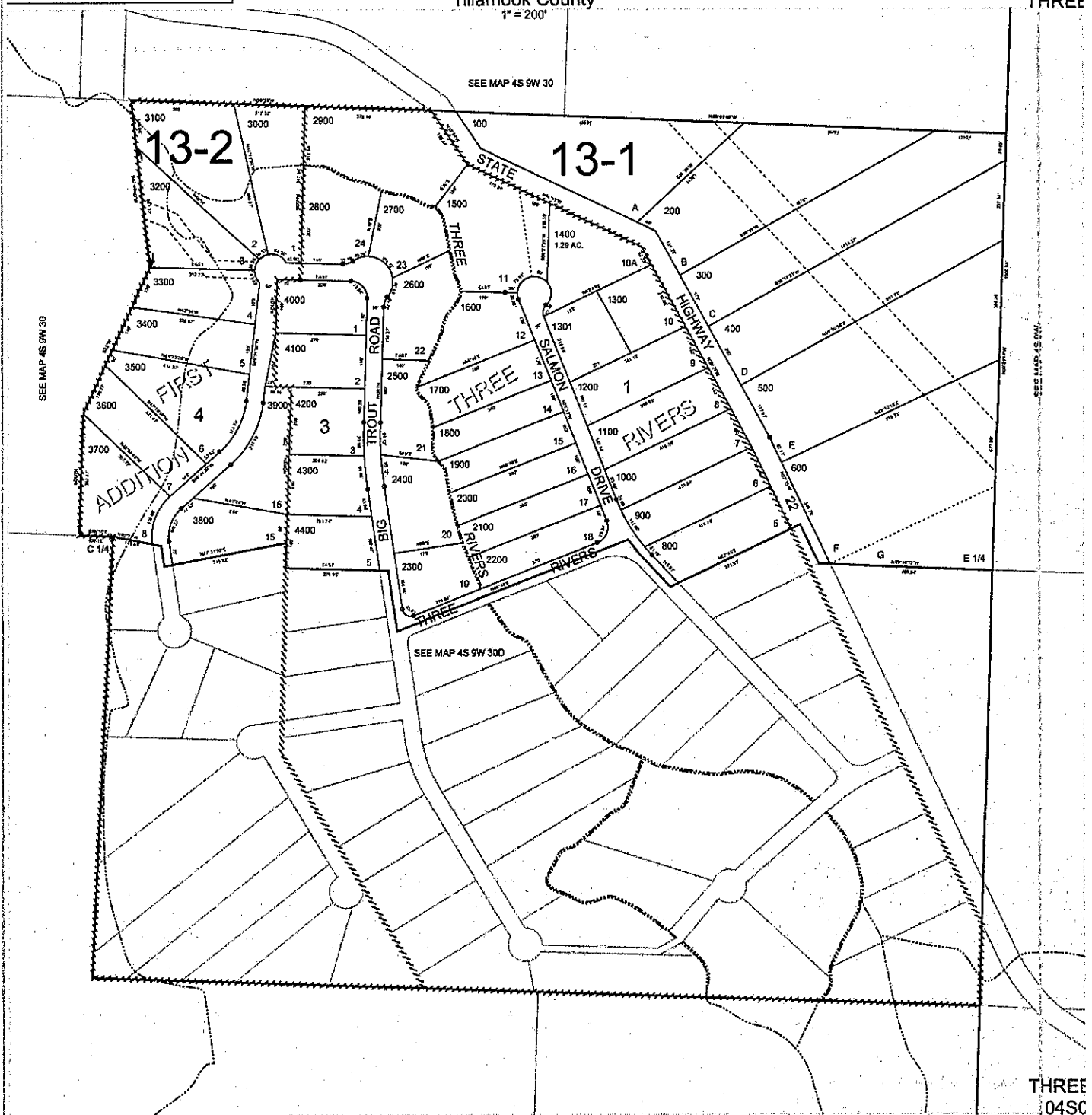
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Full Assessor Map

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

N.E. 1/4 SEC. 30 T. 4S. R. 9W. W.M.
Tillamook County
1" = 200'

04SC
THREE



THREE
04SC



TICOR TITLE COMPANY

Parcel ID: 23708R

Site Address: 35740 Salmon Dr

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

6419-A



SCALE: 1"=100'
DATE: 2/15/91

Chord Bearing & Distance	Length	Radius	Delta
N 40°06'45"E 64.43'	70.01'	50.00'	80°13'30"
S 71°07'37"E 47.94'	50.00'	50.00'	57°17'45"
S 10°08'54"W 65.00'	76.14'	50.00'	87°19'18"
S 10°47'17"W 33.54'	35.59'	30.00'	67°56'33"

SURVEY FOR RAY JONES, Jr.

IN LOTS 10 A & 11, BLOCK 1, "THREE RIVERS", LOCATED IN THE NE 1/4 SEC. 30, T. 4 S., R. 9 W. W.M., TILLAMOOK CO., OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE ORIGINAL PLATTED BOUNDARIES FOR LOTS 10 A & 11, AND TO PROVIDE CORNER MONUMENTS FOR THE "ADJUSTED" LINE COMMON TO SAID LOTS. THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM ORIGINAL SUBDIVISION CONTROL MONUMENTS FOUND ALONG SALMON DRIVE (See Map C-306). ALL FOUND MONUMENTS WERE HELD-UNLESS OTHERWISE NOTED. I DISCOVERED THREE ERRORS ON THE ORIGINAL PLAT OF "THREE RIVERS": FIRST: THE LENGTH OF THE LINE COMMON TO LOTS 10 & 10 A WAS SHOWN AS "381.12". ITS ACTUAL VALUE IS 354.44. SECOND: THE WESTERLY LINE OF LOT 10 WAS SHOWN AS "210.88". ITS ACTUAL VALUE IS 211.08. THIRD: THE BEARING AND LENGTH SHOWN FOR THE LINE COMMON TO LOTS 10 A & 11 IS "265.06' N 09°46'30"W." ITS ACTUAL VALUE IS 264.11' N 09°43'34"W.

SURVEY BY: KELLOW LAND SURVEYING

P.O. BOX 74
BEAVER, OR. 97108

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas H. Kellow

OREGON
FEBRUARY 3, 1993
DOUGLAS H. KELLOW
2027

REFERENCE SURVEYS: C-306

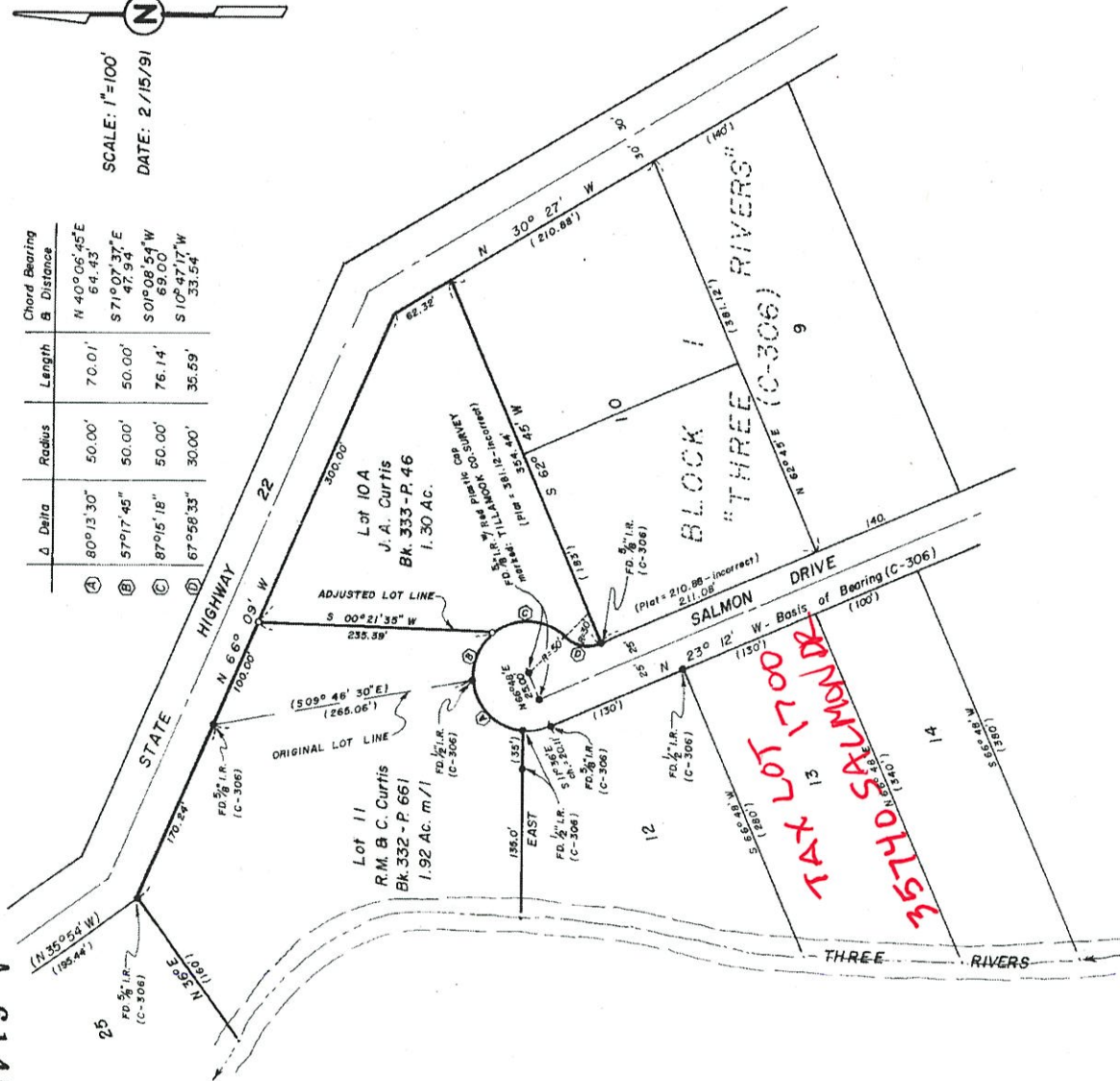
MONUMENTS: • - FOUND (As Noted)

o - SET 5/8" x 30" IRON ROD
w/ Yellow Plastic Cap
marked:



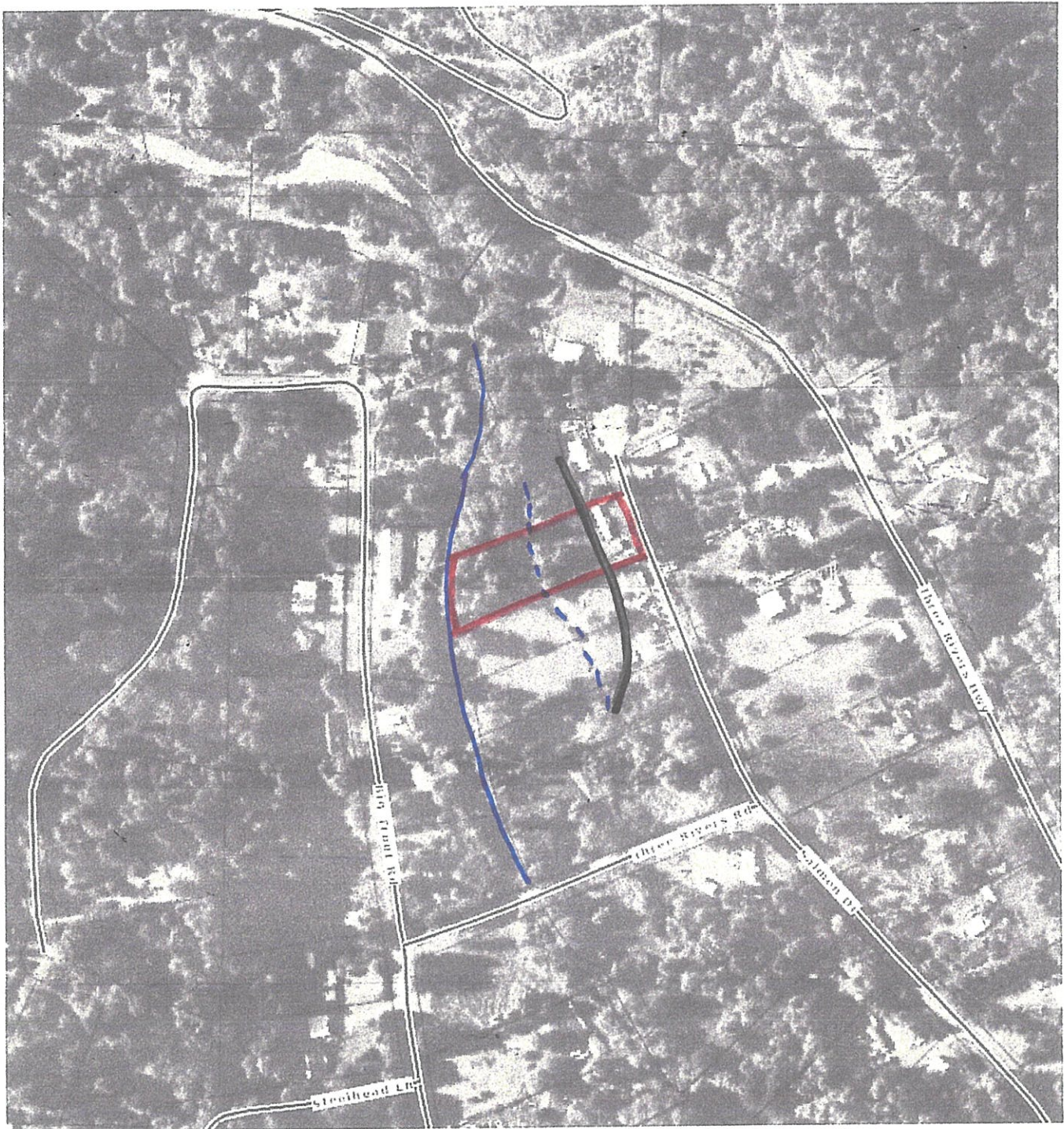
(----) - RECORD DATA

PROPERTY ZONING: Rural Residential



A-6149

Aerial Map

**TICOR TITLE COMPANY****SEASONAL CREEK****THREE RIVERS****Parcel ID: 23708R**

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TOPOGRAPHIC DROPOFF LINE



Salmon Dr

Salmon Dr

14x60 MS

26x24 Quonset

Drop off to Floodplain

Salmon Creek

35740 SALMON DRIVE HEBO
TAX LOT 1700

E. Rivers