

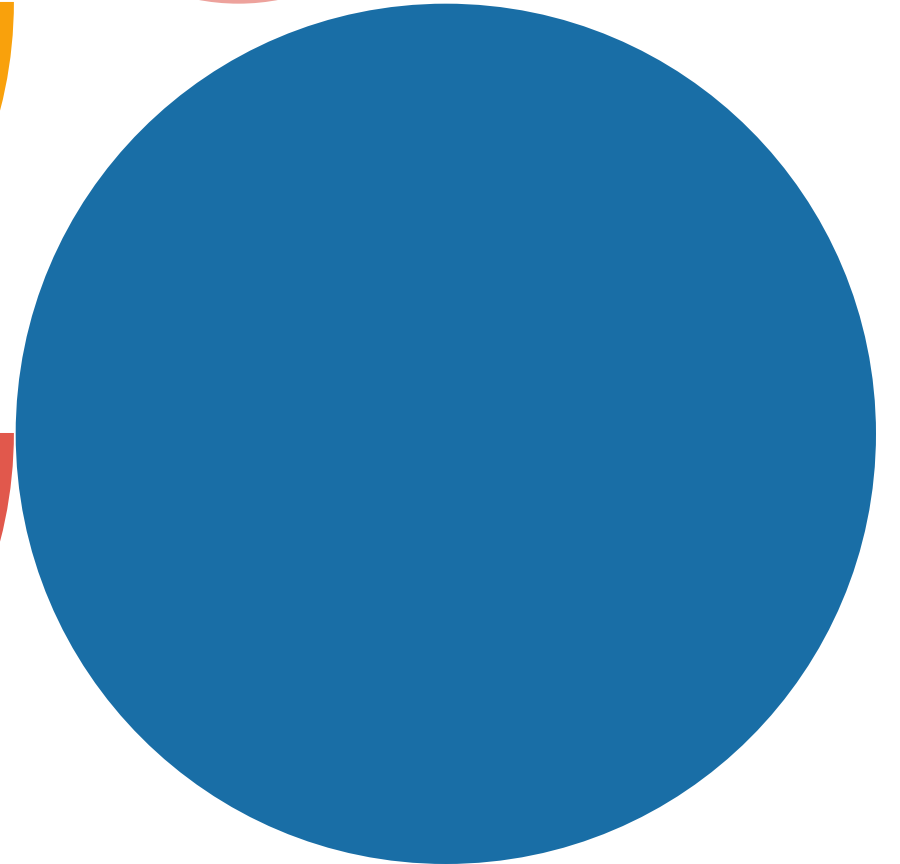
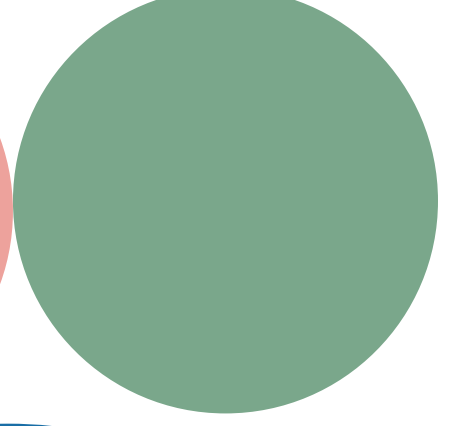
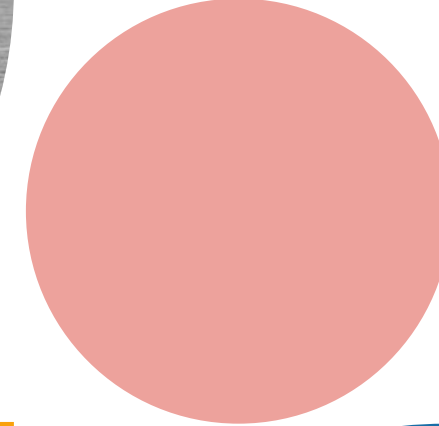
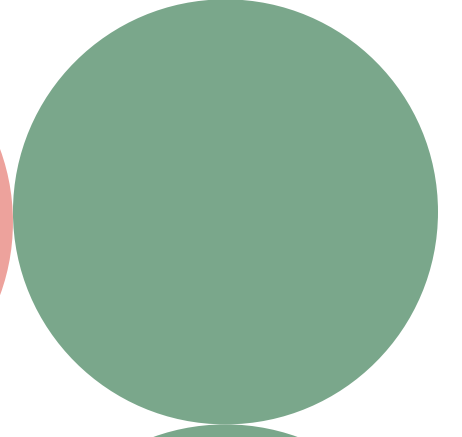
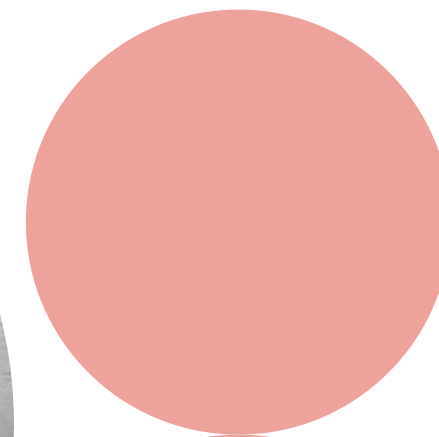
Conditional Use Application



No. CU-24-1

Applicants: Shannon & Alex Smith

Location: 137 South Beacon Street





Staff Report

- Property Information
- Applicant's Request
- Images & Maps
- Public Comment Received
- Criteria for Granting a Variance
- Staff Findings
- Planning Commission Action





Property Information

Property Location

The property is 137 South Beacon Street and identified on Tillamook County Assessor's Map # 2N1032CC Lot #6300.

Lot Size

Approximately 2,502 square feet.

Zoning Designation

C-1 (Commercial Zoning)

Surrounding Land Use

The subject property is surrounded by commercial space (former bank) to the North, and residential properties to the East, West and South

Existing Structures

There is a single-story, residential building on the property, which the Applicants have been issued approval to demolish.

Development Constraints

The property is located in the AE flood zone.

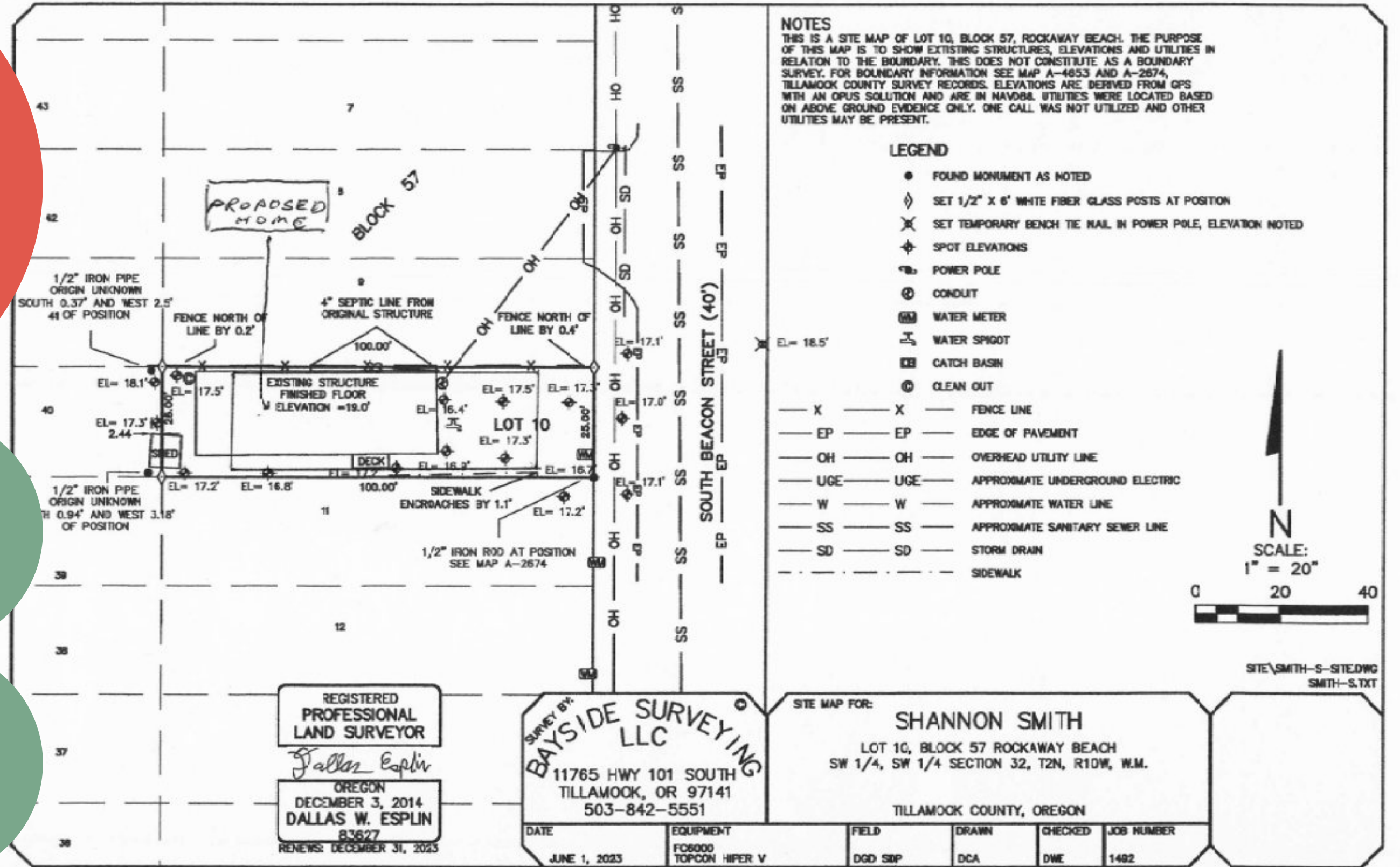
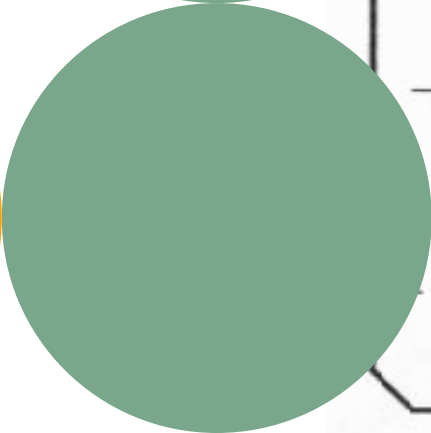
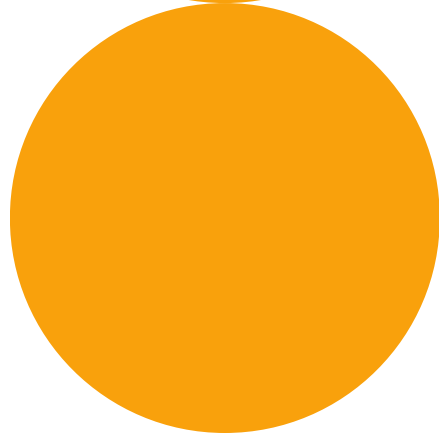
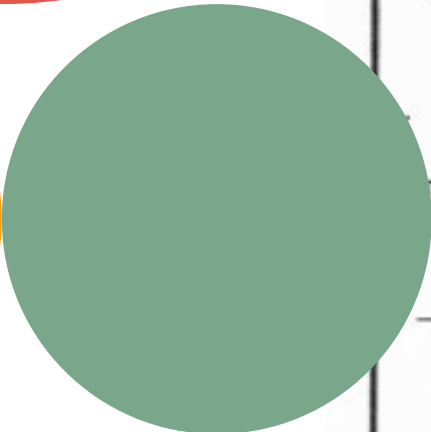
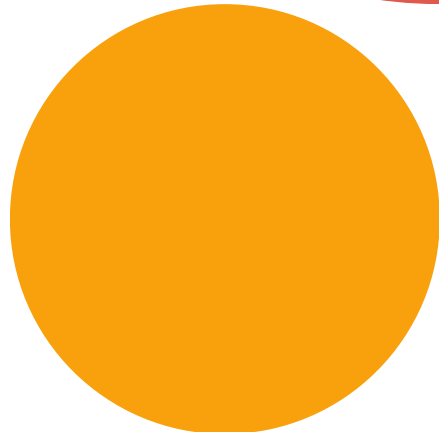
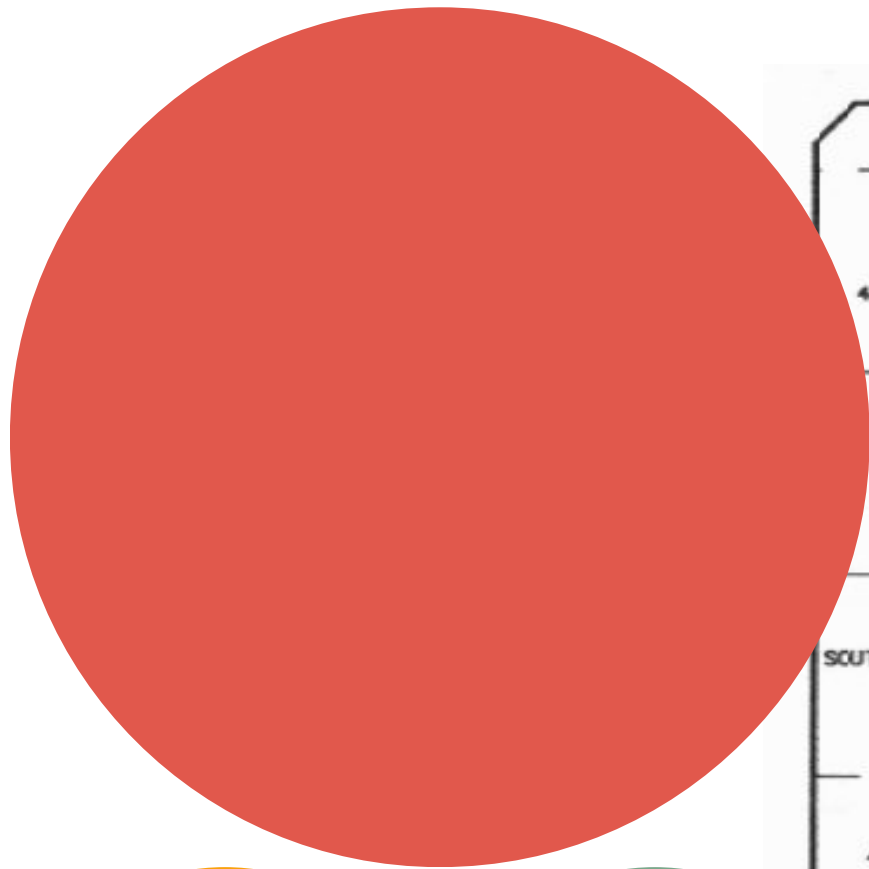


Applicant's Request

- The Applicants are requesting conditional use approval for construction of a new two-story residence on the property.
- The subject property is located in the C-1 commercial zone, which allows single-family dwellings as a conditional use.
- All of the other developed properties located on this block of South Beacon Street contain single family dwelling units for residential use, with the exception of the property directly to the North of the subject property (former US Bank) which is a commercial property and accessible from Highway 101 and South Beacon.









Public Comment Received

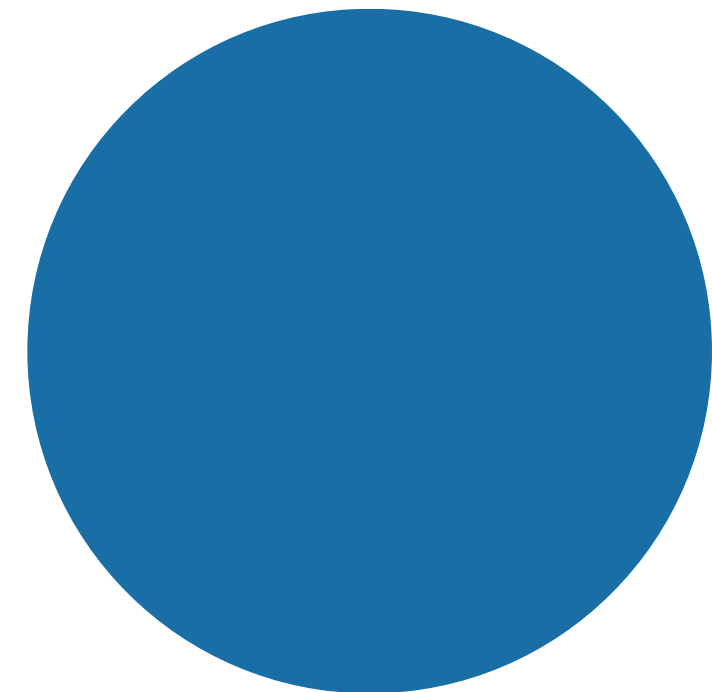
None received.





Authorization to Grant or Deny Conditional Uses



Conditional uses listed in this ordinance may be permitted, enlarged, or otherwise altered upon authorization by the Planning Commission in accordance with the standards and procedures set forth in Section 6.010 through Section 6.030. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, any change in use or lot area or an alteration of structure shall conform with the requirements dealing with conditional uses.





Criteria for Granting a Conditional Use

Before a conditional use is approved, findings will be made that the use will comply with the following:

- The proposed use is consistent with the policies of the Comprehensive Plan;
 - The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties. This standard is not applicable to multi-family dwellings, manufactured dwelling subdivisions and manufactured dwelling parks;
 - The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated;
 - Public facilities and services are adequate to accommodate the proposed use;
 - The site's physical characteristics in terms of topography and soils is appropriate for the intended use; and
 - The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities, or other facilities which are required by City ordinances or desired by the applicant.
- 
- 



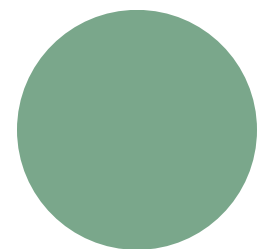
Staff Findings

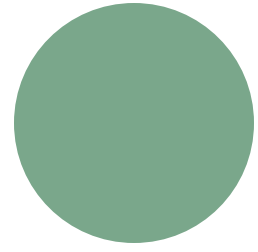
The proposed use is consistent with the policies of the Comprehensive Plan;

FINDING: The Comprehensive Plan outlines a need for additional residential housing. Additionally, the Comprehensive Plan encourages local residents to develop small scale home occupations. While the Applicants do not have current plans to use the property commercially, they are designing the home to fit the requirements of our commercial zone, by constructing the home so that the first story is a minimum of 12 feet in height to accommodate future potential commercial uses.

The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties. This standard is not applicable to multi-family dwellings, manufactured dwelling subdivisions and manufactured dwelling parks.

FINDING: The property is surrounded by residential properties on the East, West and Southern sides. To the North, there is commercial property, the former US Bank, which has entrances from Highway 101 and South Beacon. The allowance of another single-family dwelling on South Beacon would be consistent with the other developed properties on this street and would have minimal impact on surrounding properties.





Staff Findings

The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated;

FINDING: As the property has historically been used as a residential property, it is not anticipated that additional traffic will be generated by allowing the Applicants to rebuild another single-family dwelling.

Public facilities and services are adequate to accommodate the proposed use;

FINDING: The property is currently serviced by City water and sewer services.

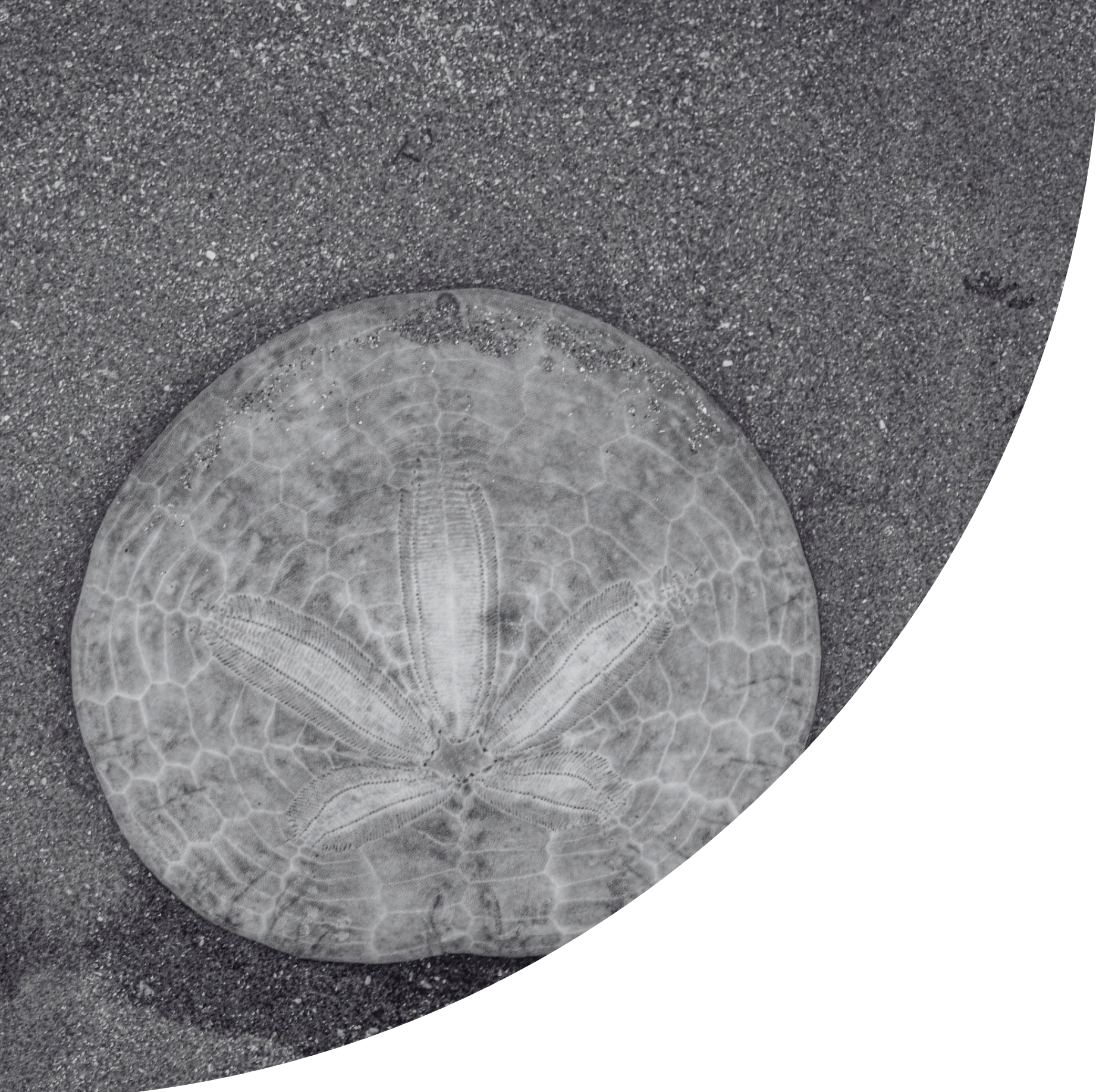
The site's physical characteristics in terms of topography and soils is appropriate for the intended use; and

FINDING: The topography and soils of the subject site are appropriate for a single-family dwelling.

The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities, or other facilities which are required by City ordinances or desired by the applicant.

FINDING: As noted previously, the property has long been used as a residence. The Applicant's seek to demolish the current residence and construct a new, two-story residence in the same footprint as the current building. The site is already equipped with appropriate access, parking areas, and utilities.



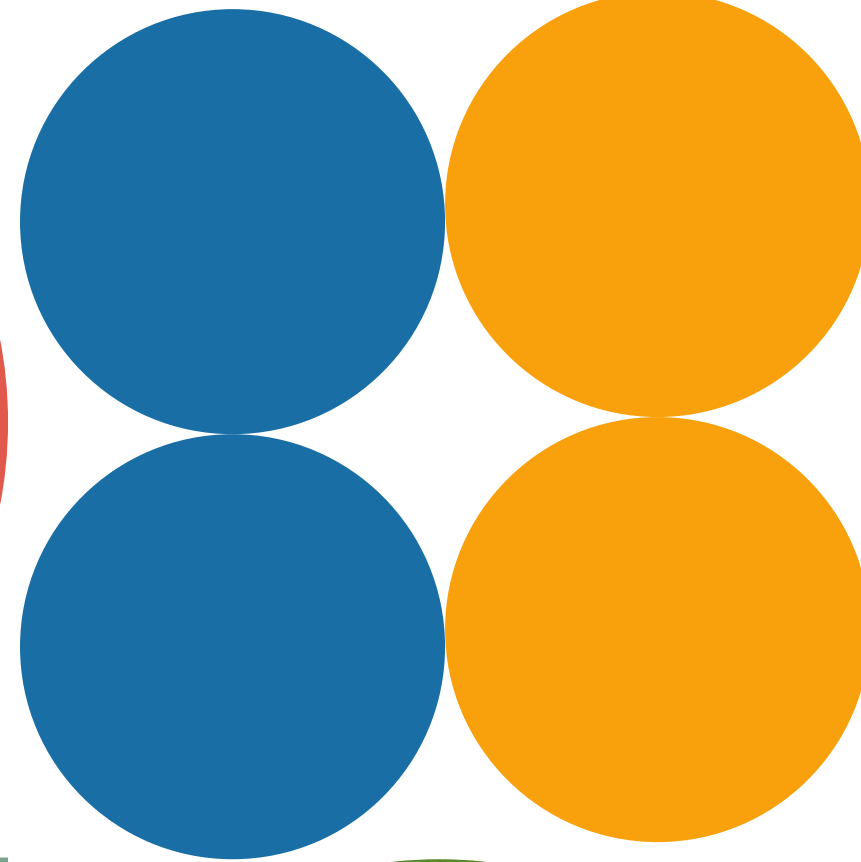


Staff Finding

Staff find that the Applicants have met the each of the criteria for the granting of the conditional use request.



Planning Commission Action



If, after hearing the evidence at the hearing, the Planning Commission agrees that sufficient facts exist to grant the conditional use, they should direct staff to write findings based on the evidence to permit the conditional use.

If they do not find that sufficient evidence exists to allow the conditional use, they should direct staff to write findings for denial of the application.

