



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW

#851-21-000126-PLNG: DAVIS/REEHER'S HOMESTEAD INC.

*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: July 12, 2021

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

#851-21-000126-PLNG: A Non-Conforming Minor Review request to allow the expansion of a non-conforming use involving the siting of a residential structure in a location which conforms to the dimensional standards of the zone and required riparian setbacks. The proposed site of development is on the eastern side of Reeher Road, a private road, and west of Bend Creek Road, also a private road. The subject property is accessed off of the Wilson River Highway via Reeher Road and is designated as Tax Lot 800 in Section 04 of Township 1 North, Range 07 West of the Willamette Meridian, Tillamook County, Oregon. The subject site is zoned Rural Residential 2 Acre (RR-2). Applicant is Duane Davis. Ownership interest is shared by Lois Davis and Reeher's Homestead Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on July 26, 2021, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 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 decision will be made no sooner than July 27, 2021.

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.co.tillamook.or.us/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 3317 or sabsher@co.tillamook.or.us

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Sarah Absher, CFM, Director

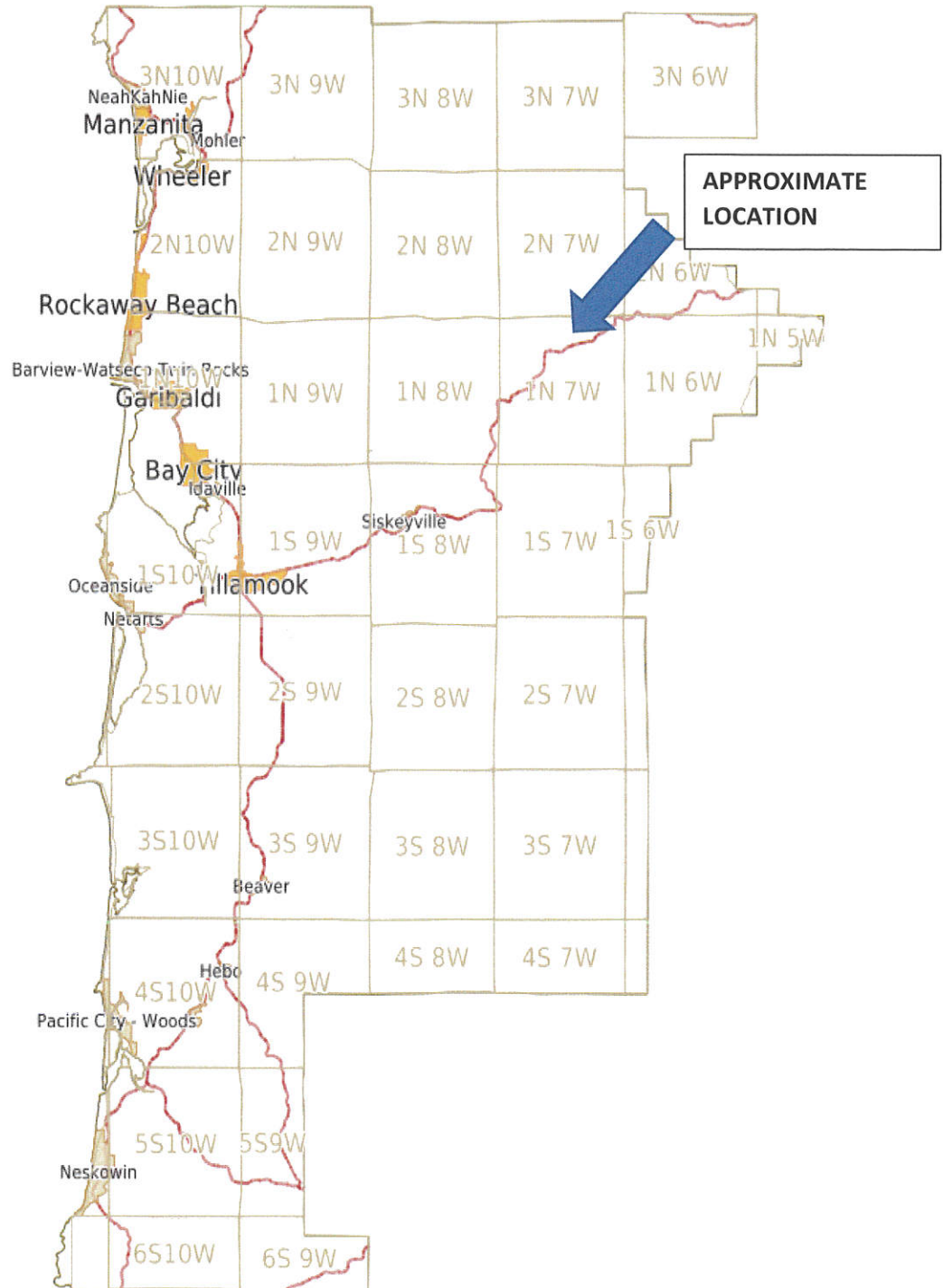
Enc. Maps, Site Plan, Applicable Ordinance Criteria

REVIEW CRITERIA

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 2. Numbers and kinds of vehicular trips to the site;
 3. Amount and nature of outside storage, loading and parking;
 4. Visual impact;
 5. Hours of operation;
 6. Effect on existing vegetation;
 7. Effect on water drainage and water quality;
 8. Service or other benefit to the use or structure provides to the area; and
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
 - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

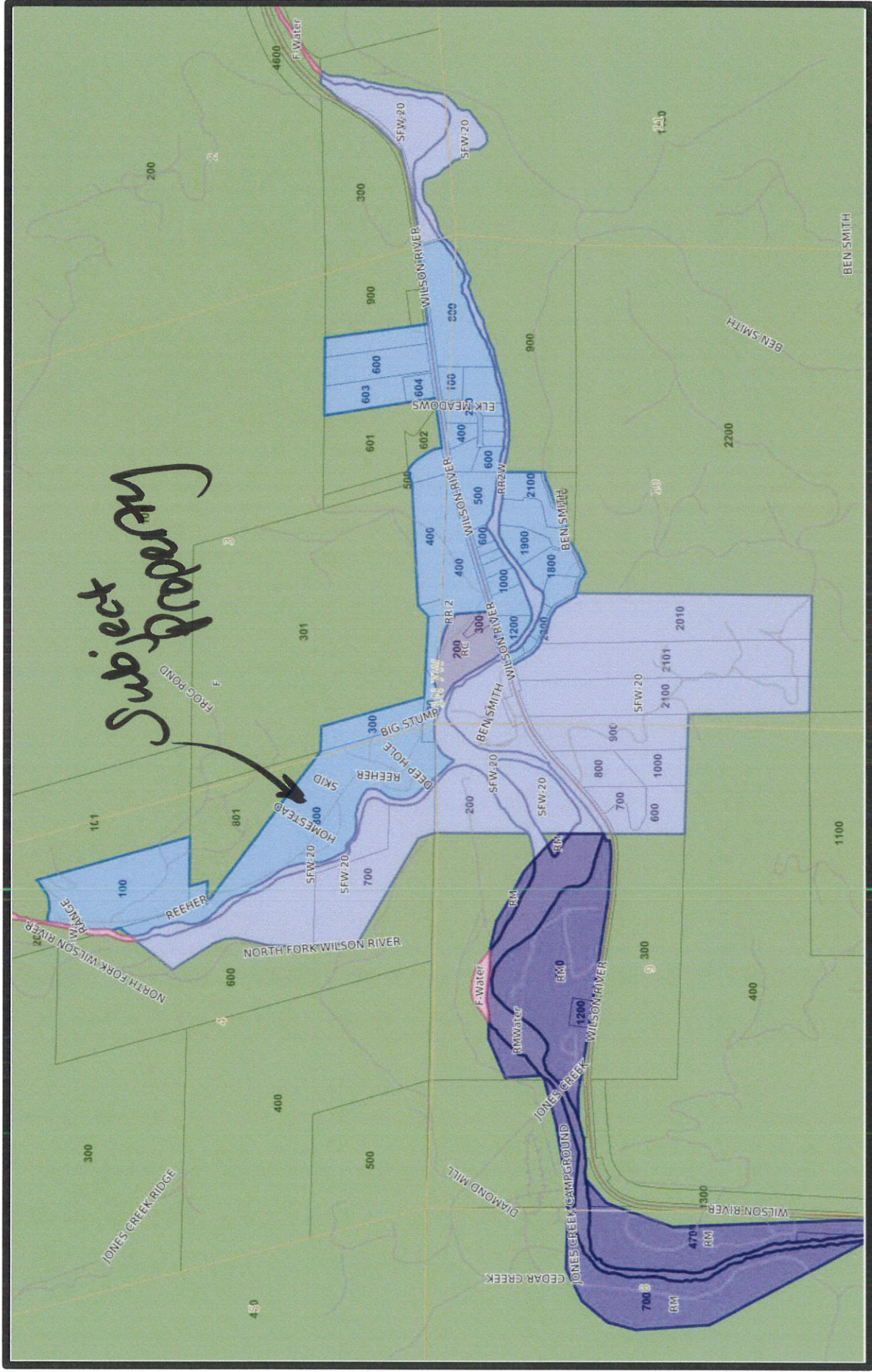
VICINITY MAP





**#851-21-000126-PLNG: DAVIS & REEHER'S HOMESTEAD INC.
NON-CONFORMING MINOR REVIEW**

Map





PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Duane Davis Phone: 714-380-8320
 Address: 7049 Woodsbay Lane
 City: Rock Hill State: SC Zip: 29732
 Email: duane.lexer@3@gmail.com

Property Owner

Name: Lois Davis Phone: 714-380-8321
 Address: 7049 Woodsbay Lane
 City: Rock Hill State: SC Zip: 29732
 Email: lois.marie@7@gmail.com

Request: Single family Dwelling - Manufactured Dwelling

OFFICE USE ONLY	
Date Stamp	
APR 26 2021	
BY: <u>DCD</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>SS</u>	
Receipt #: <u>120079</u>	
Fees: <u>843.00</u>	
Permit No: <u>851-21-000126-PLNG</u>	

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

Location:

Site Address:

Map Number: T1N 7R W Sec. 4 Tax Lot No. 800
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.

Lois Davis
 Property Owner Signature (Required)

4/22/2021
 Date

Duane L. Davis
 Applicant Signature

4/22/2021
 Date

MINOR REVIEW

(a) The request will have no greater adverse impact on neighboring areas and the existing use or structure when the current zoning went into effect, considering:

- i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site: **minimal smoke from wood burning stove**
 2. Numbers and kinds of vehicular trips to the site: **Regular coming/going of household of 1-2 normal household vehicles**
 3. Amount and nature of outside storage, loading, and parking: **1 storage shed, and 2 car garage with storage area**
 4. Visual impact: **minimum visibility from Reeher Road; visible from Bend Creek Road site entrance with minimal or no visibility**
 5. Hours of operation: **normal working hours for household**
 6. Effect on existing vegetation: **clearing of trees and vegetation for structures to create defensible space against fires; Reeher's Homestead Incorporated (RHI) forester James Reeher approved removal of trees for site development**
 7. Effect on water drainage and water quality: **None anticipated; a septic system and drain field meeting code will be installed.**
 8. Service of other benefit to the use or structure provides to area: **family home, and place for out of area friends to visit and enjoy; also our home will facilitate our participation in helping maintain the Homestead property**
 9. Other factors relating to conflict or incompatibility with character or needs of area: **Site is about 500 ft SW of changing zoning Forest area, which is RHI property, is approximately 1000 ft NW of nearest non-RHI property, and is about 500 ft E of zone change in zoning Woodland area – also RHI property**
- ii. The character and history of the use and development of the surrounding area: **The site is part of the RHI family homestead and**

tree farm. There are approximately 30 homes on the homestead property; some are full time residences; others are part time or vacation homes. The tree farm is managed by the family RHI corporation.

- (b) The request shall maintain a minimum of six feet between structures, and comply with the clear vision area of Section 4.010
Other structures will include storage shed and gar age; each will be more than six feet from each other. There will be no issues with clear vision area as site is not adjacent to any road intersection

Draft

Tillamook County Oregon

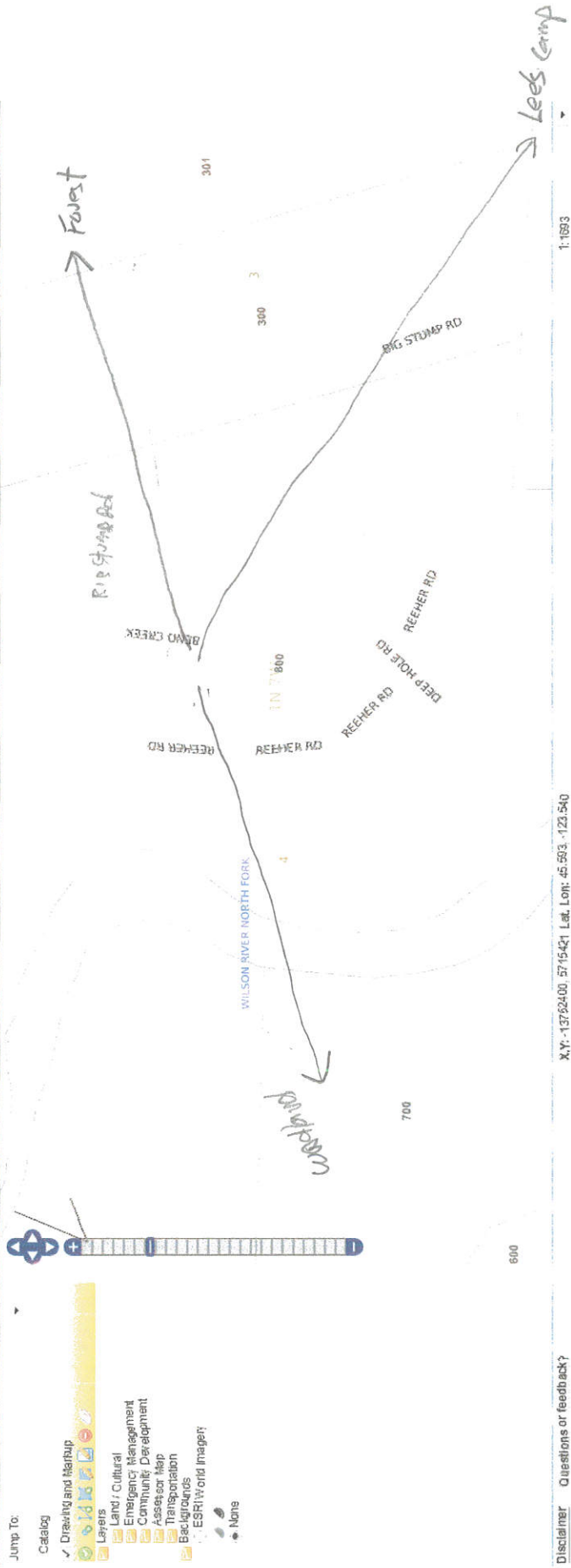
Jump To:

Catalog

- Drawing and Markup
- Layers
- Land / Cultural
- Emergency Management
- Community Development
- Assessor Map
- Transportation
- Backgrounds
- ESRI World Imagery
- None

Search Targets Select by polygons Link to help videos

Print This



Disclaimer Questions or feedback?

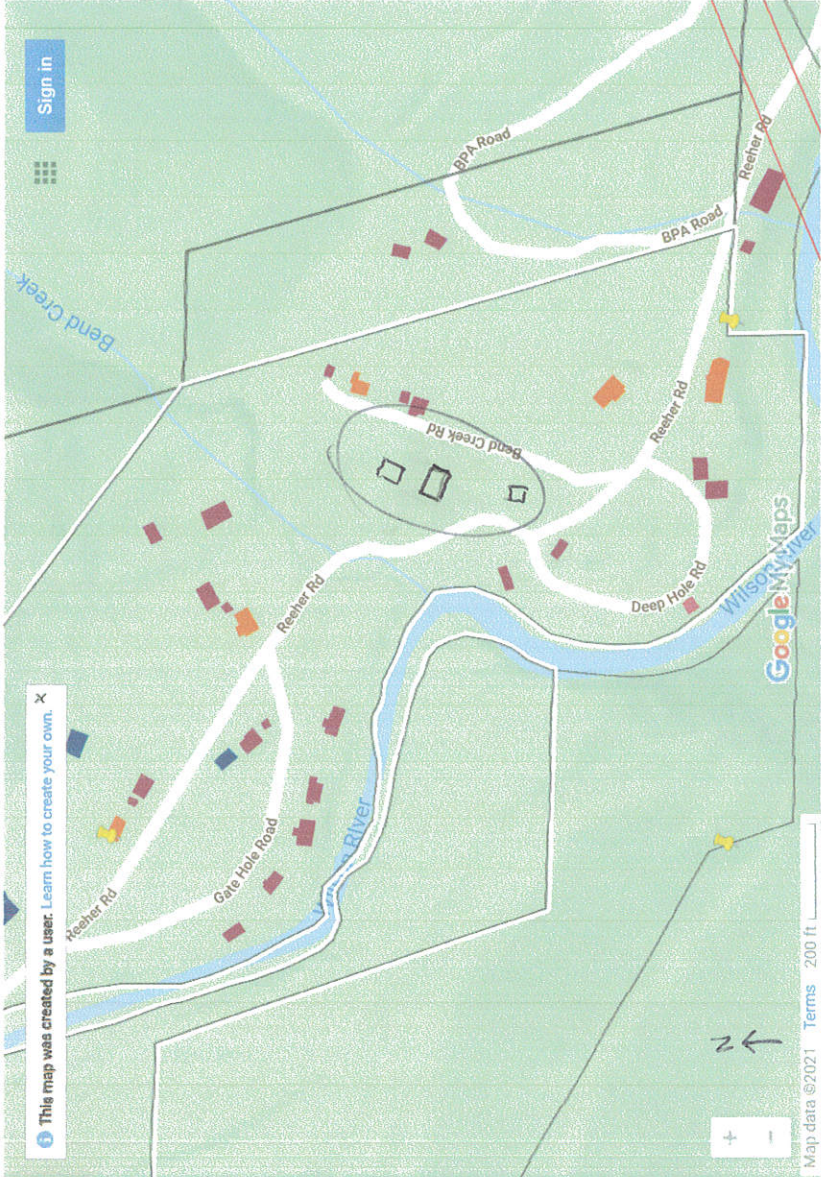
X,Y: -12732400, 5715421 Lat, Lon: 45.593, -123.540

1:1000

Site Map Indicating point of new construction for Duane and Lois Davis

261 Decision.pdf RHI Property 2019 - Google RHI 889 - RHI Public Decumen: X https://www.google.com/maps/d/viewer?mid=1ZLKVClqPQ7Xk1uGOV13kSA6ndy2jfp&oid=0&ll=45.593584

Untitled



Type here to search

FID 5
MapNumber 01N07W04
ORMapNum 2901.00N07.00W0400-0000
Taxlot 800
MapTaxlot 1N07040000800
ORTaxlot 2901.00N07.00W0400-000000800
TaxlotAcre 70.284044
PRIMACCNUM 137596
OWNERLINE1 REEHER'S HOMESTEAD INC
AGENTNAME
MAILADD1 2639 FIR ST
MAILCITY LONGVIEW
MAILSTATE WA
MAILZIP 98632
SITEADDNAM 19100 REEHER RD

4:21 PM
3/18/2021
ENG

