



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)

*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST #851-22-000213-PLNG: REEDER**  
*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: August 11, 2022**

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

**#851-22-000213-PLNG:** A Conditional Use Request to site a single-family dwelling and establish boat storage on a property located within Unincorporated Tillamook County. The subject property is accessed via Bayocean Road, a County Road, and is designated as Tax Lot 1700 in Section 26 of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is Zoned Rural Commercial (RC). The applicant and property owners are Sharon and Perry Reeder.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 25, 2022, 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, August 26, 2022.

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.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 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

  
Melissa Jenck, CFM, Senior Planner

  
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

# EXHIBIT A









THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

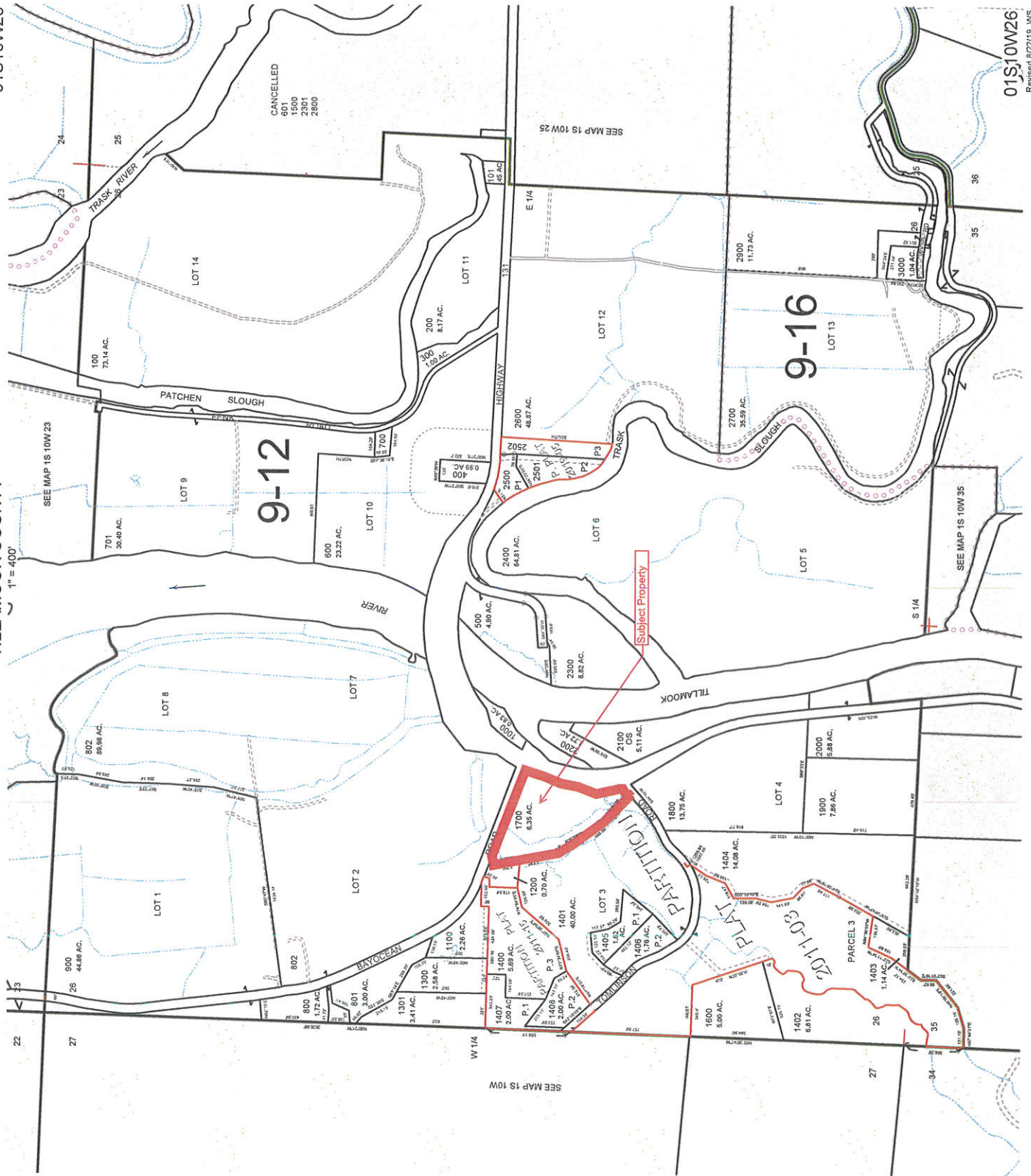
0 200 400 600 800 Feet

SECTION 26 T.1S. R.10W. W.M.  
TILLAMOOK COUNTY

01S10W26

01S10W26

Revised 9/22/19, VWS



9-12

9-16

Subject Property

CANCELLED  
1500  
2301  
2800

SEE MAP 1S 10W 23

SEE MAP 1S 10W 25

SEE MAP 1S 10W 35

SEE MAP 1S 10W

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

August 11, 2022 9:54:12 am

Account # 172431  
 Map # 1S10260001700  
 Code - Tax # 0912-172431

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name REEDER, PERRY C JR & SHARON L

Deed Reference # 2005-502

Agent

Sales Date/Price 01-13-2005 / \$150,000.00

In Care Of

Appraiser KARI FLEISHER

Mailing Address 222 REEDER ST NW  
 TILLAMOOK, OR 97141

Prop Class 200 MA SA NH Unit  
 RMV Class 200 07 AC 500 10102-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0912	Land 149,940			Land 0	
	Impr. 0			Impr. 0	
<b>Code Area Total</b>	149,940	88,910	88,910	0	
<b>Grand Total</b>	149,940	88,910	88,910	0	

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
0912	0	<input checked="" type="checkbox"/>		RC	Commercial Site	110	A	6.35		149,940
<b>Grand Total</b>								6.35		149,940

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
<b>Grand Total</b>						0			0

Comments: 10/28/13 Reappraised RMV for 2014/15 using 2013/14 setup. KF



# National Flood Hazard Layer FIRMette

123°53'10"W 45°27'29"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone I*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2022 at 12:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

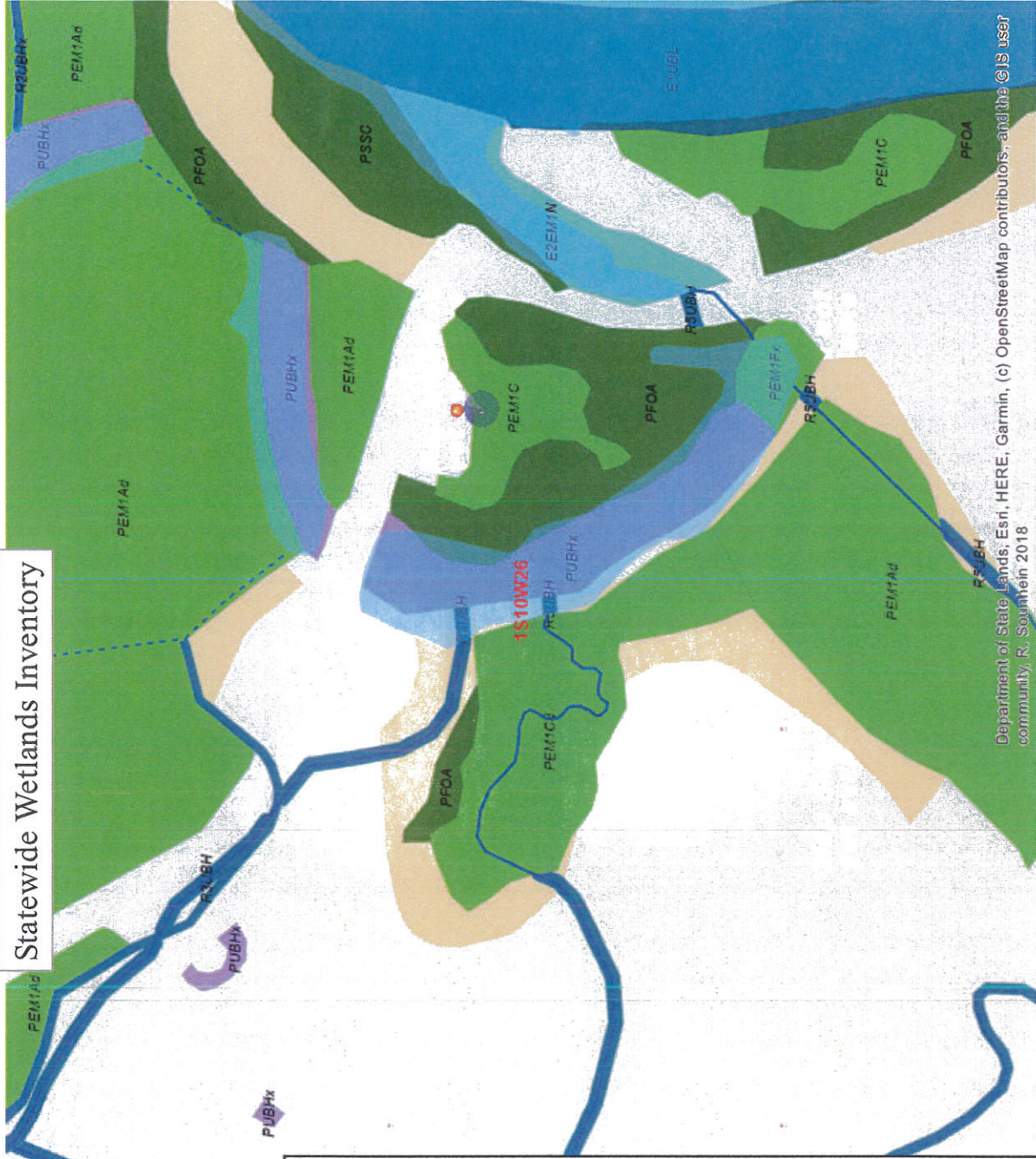


123°52'33"W 45°27'4"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000



# Statewide Wetlands Inventory



Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, R. Sounthain 2018

	Sections
	LWI Study Area
	NHD Springs/Seeps
<b>NHD Streams and Rivers</b>	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	NHD Area
	NHD Waterbody
<b>Wetlands</b>	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	HydricSoil_21
	AgateWinlo_21



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An on-site investigation by a wetland professional can verify actual field conditions.



Date 8/11/2022

State of Oregon  
 Dept. of State Lands  
 775 Summer Street, NE, Ste. 100  
 Salem, OR, 97301-1279  
 (503) 986-5200

# EXHIBIT B





## PLANNING APPLICATION

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

Name: Perry Reeder Phone: 503-815-8020  
 Address: 222 Reeder St N.W.  
 City: Tillamook State: Ore. Zip: 97141  
 Email: \_\_\_\_\_

### Property Owner

Name: Same Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

<b>OFFICE USE ONLY</b>	
<b>RECEIVED</b>	
Date Stamp <b>MAY 27 2022</b>	
BY: <u>Counter</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MT</u>	
Receipt #: <u>126299</u>	
Fees: <u>\$1089</u>	
Permit No: <u>851-22-000213</u> -PLNG	

Request: Outdoor boat storage & single-family dwelling.

### 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

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

### Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

### Location:

\* Site Address: \_\_\_\_\_

Map Number: 1510260001700 Acres 6.35  
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.

\* Perry Reeder Sharon Reeder 5/27/22  
Property Owner Signature (Required) Date

\* Perry Reeder 5/27/22  
Applicant Signature Date

5/28/2022

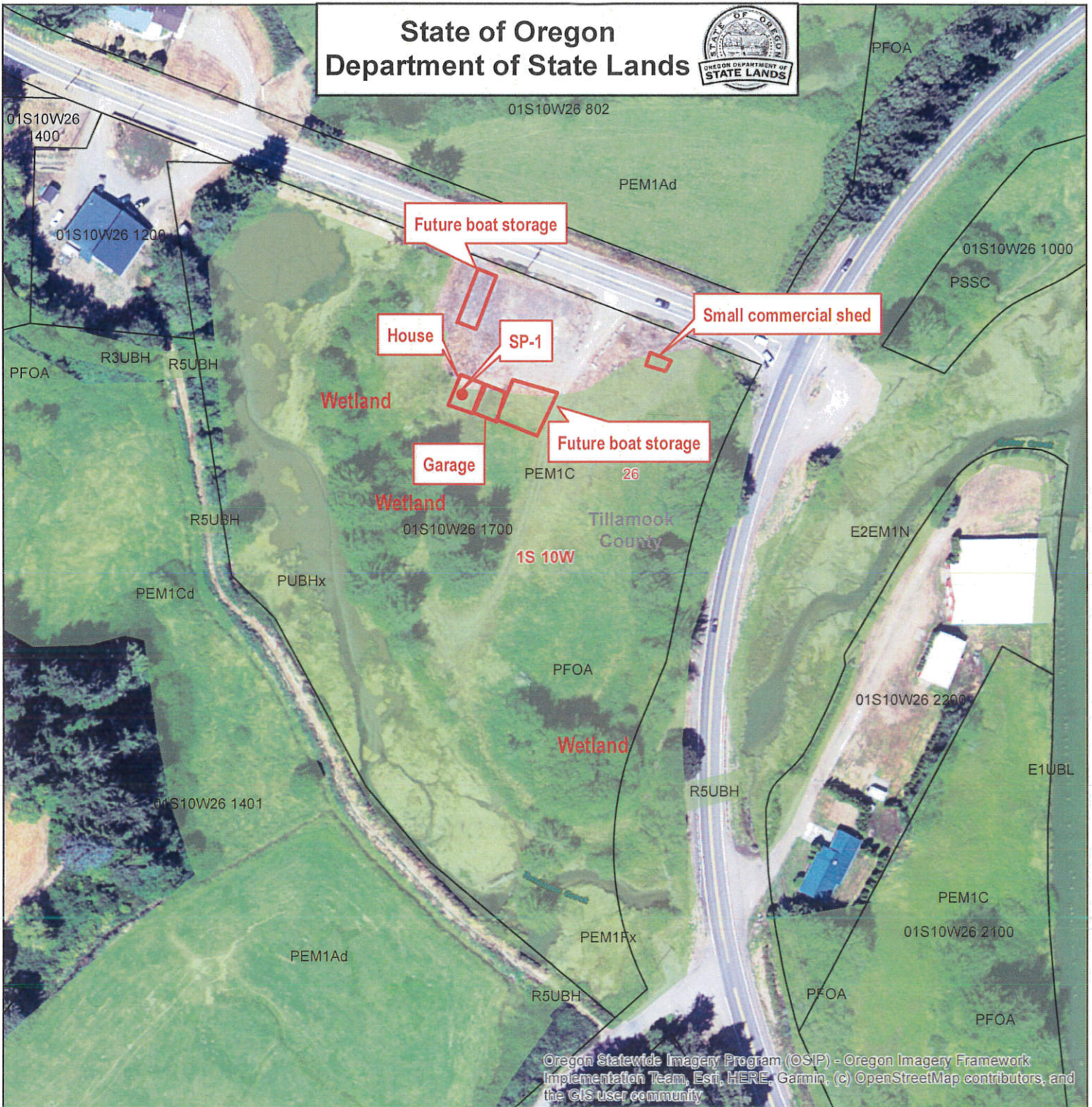
Answers to the Land Use Criteria Review Questions.

Tillamook County Land use ordinance section 6.040:  
Reeder/Bay Ocean Rd Property for the proposed Boat Storage  
and Single Family Dwelling.

- 1) Yes, the use is listed as a Conditional use in the underlying zone, or in an applicable overlying zone.
- 2) Yes, The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- 3) The parcel is 6.35 Acres, so ample in size and with great location, available to all utilities, this property already has water, it is suitable for Boat Storage and a Single-family dwelling.
- 4) No, it will not alter the character of the surrounding area because the area is farmland and highway.
- 5) No, because there are not any existing solar energy systems or wind energy systems or windmills around or near the property.
- 6) The purpose is timely and good for the area as the property has had a lot of businesses and has been useful in the past 100 plus years, it was the Sunset Mill, the Dunes Dance hall, and Howard Sherwood Wood Ends Business, it has great location and access.



State of Oregon  
Department of State Lands



**Exhibit A**

**2018 Aerial Photo**



1 in = 138 ft



Map Projection:  
Oregon Statewide Lambert  
Horiz. Datum NAD83  
International Feet

State of Oregon  
Department of State Lands  
775 Summer St NE, Suite 100  
Salem, OR 97301  
503-986-5200  
www.oregon.gov/DSL  
Date: 1/3/2022

**WD2022-0002 Perry and Sharon Reeder  
T1S, R10W Section 26 TL 1700  
Tillamook County**

- City Limits
- Urban Growth Boundary
- County Lines

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

