



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
#851-23-000181-PLNG: REEHER/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 18, 2023

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

#851-23-000181-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 off Homestead road, a private road, and east of Reeher's 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 4 of Township 1 North, Range 7 West of the Willamette Meridian, Tillamook County, Oregon. The subject site is zoned Rural Residential 2 Acre (RR-2). Applicant is Howard Reeher. Ownership interest is shared by Howard Reeher and Reeher's Homestead Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 1, 2023 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 August 2, 2023.

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 3314 or achase@co.tillamook.or.us

Sincerely,


Allison Chase, Land Use Planner

Enc. Maps, Site Plan, Applicable Ordinance Criteria

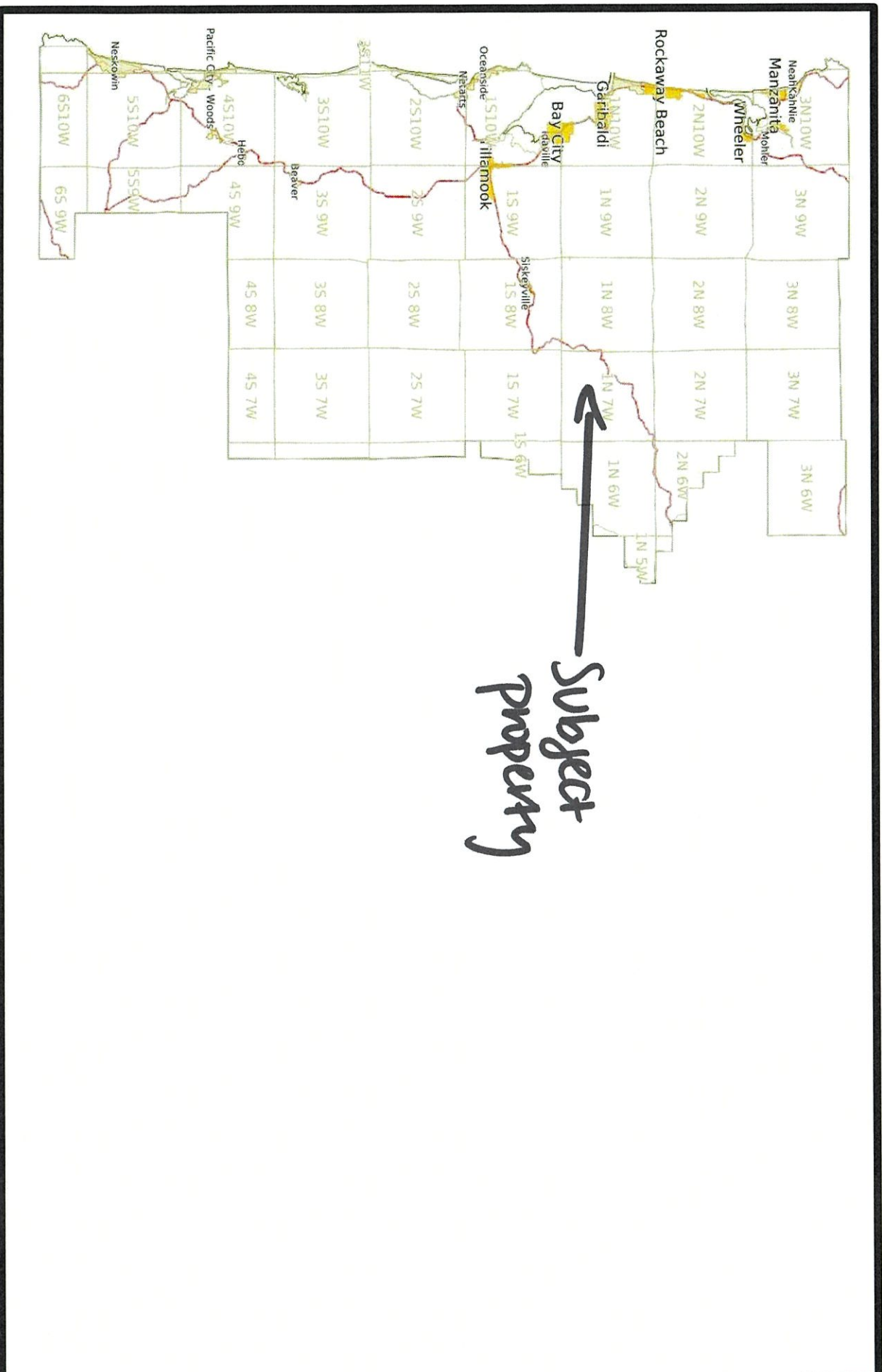
REVIEW CRITERIA

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

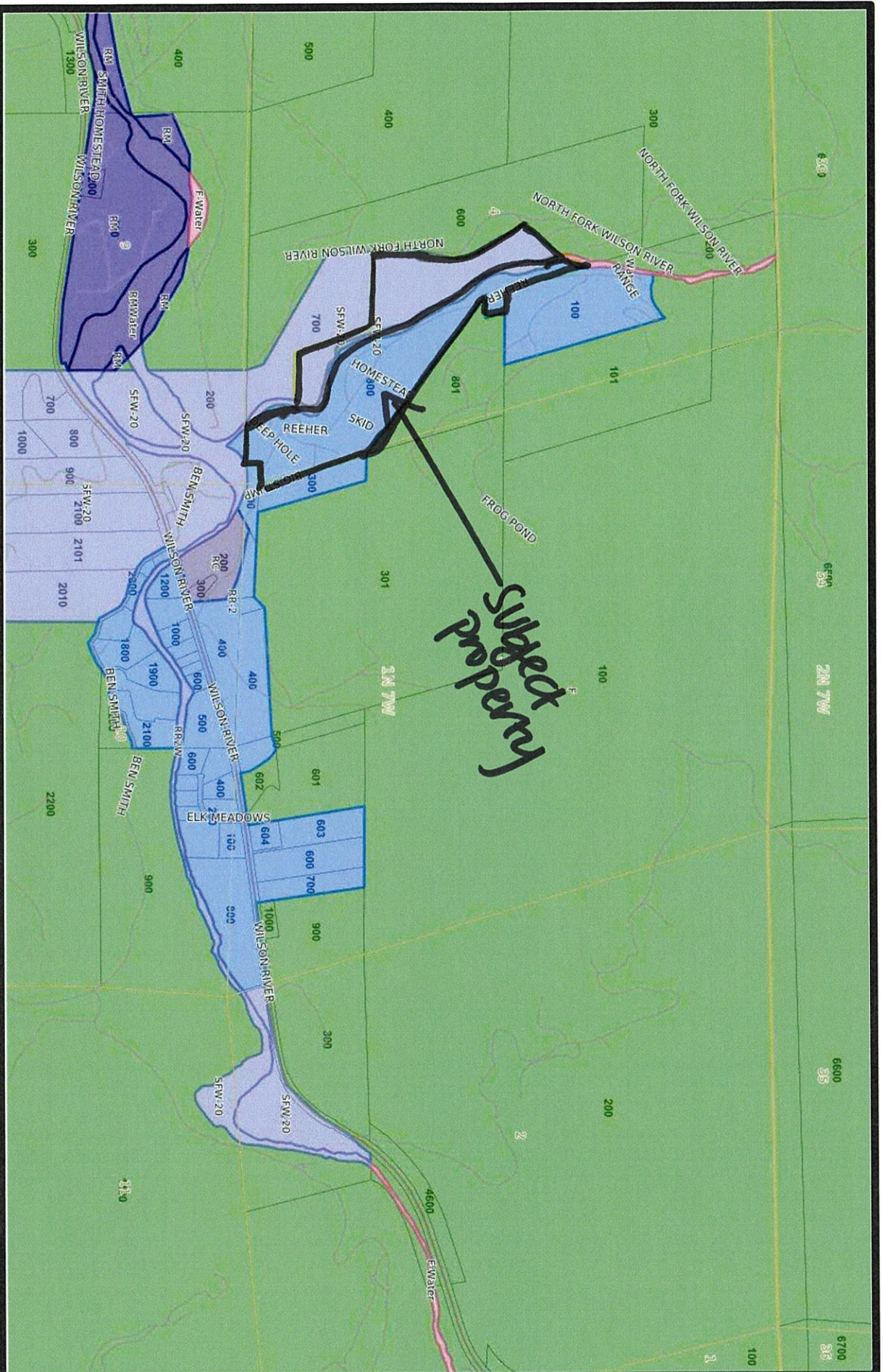
- (11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure 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.

EXHIBIT A

Vicinity Map



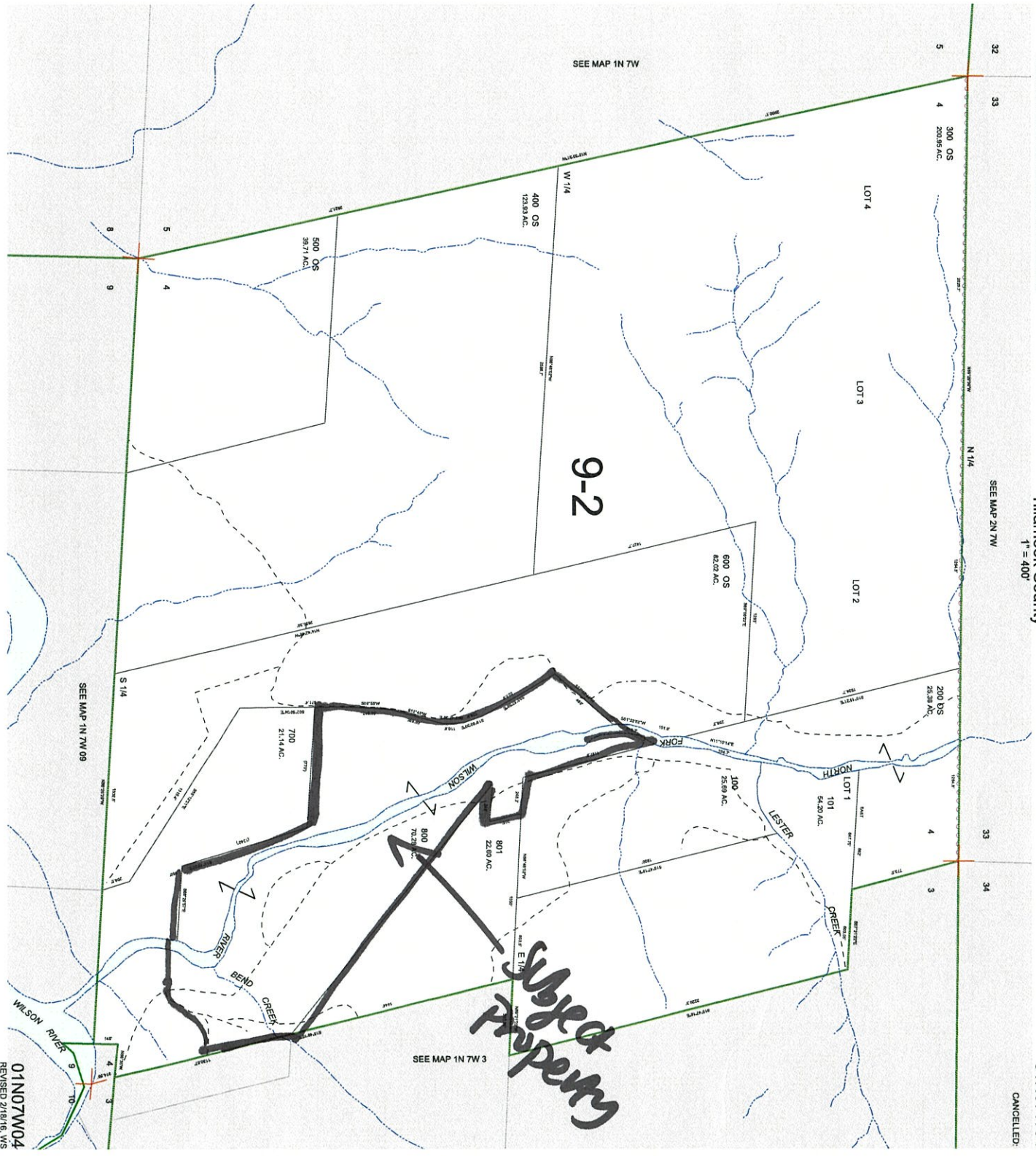
Zoning Map



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

SECTION 4 T. 1N. R. 7W. W.M.
Tillamook County
1" = 400'

01N07W04
CANCELLED



01N07W04
REVISED 2/18/16, WS

Tillamook County
2022 Real Property Assessment Report
 Account 137596

Map 1N07040000800
Code - Tax ID 0902 - 137596

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing REEHER'S HOMESTEAD INC
 2639 FIR ST
 LONGVIEW WA 98632

Deed Reference # See Record
Sales Date/Price See Record
Appraiser SABRINA GARRY

Property Class 649 **MA SA NH**
RMV Class 409 01 WF 103

Site	Situs Address	City
	19100 REEHER RD	COUNTY
	19525 REEHER RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0902	Land	808,770		Land	0	
	Impr	337,730		Impr	0	
Code Area Total		1,146,500	527,940	448,689	0	
Grand Total		1,146,500	527,940	448,689	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	0			SFW20	Classified Forest Land	110	20.23 AC	OC	89,850
	0			SFW20	Classified Forest Land	110	5.00 AC	OD	41,400
	0			RR-2	Designated Forest Land	110	13.75 AC	OC	113,850
	0			RR-2	Designated Forest Land	110	13.75 AC	OD	113,850
	1			RR-2	Market	110	17.55 AC	MKT	145,320
					OSD - AVERAGE	100			304,500
Code Area Total							70.28 AC		808,770

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0902	1	2000	131	One story	158	768			139,950
	2	1945	121	One story	158	920			101,030
	3	1990	345	GENERAL PURPOSE BUILDING	158	864			68,130
	4	1998	345	GENERAL PURPOSE BUILDING	158	676			10,590
	5	2008	345	GENERAL PURPOSE BUILDING	158	650			18,030
Code Area Total						3,878			337,730

Tillamook County
2022 Real Property Assessment Report
 Account 137596

Exemptions / Special Assessments / Notations			
Code Area 0902			
Special Assessments	Amount	Year Used	
▪ SOLID WASTE	12.00	2022	
Fire Patrol	Amount	Acres	Year
▪ FIRE PATROL NORTHWEST	107.89	70.28	2022
▪ FIRE PATROL SURCHARGE	47.50		2022
Notations			
▪ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362			

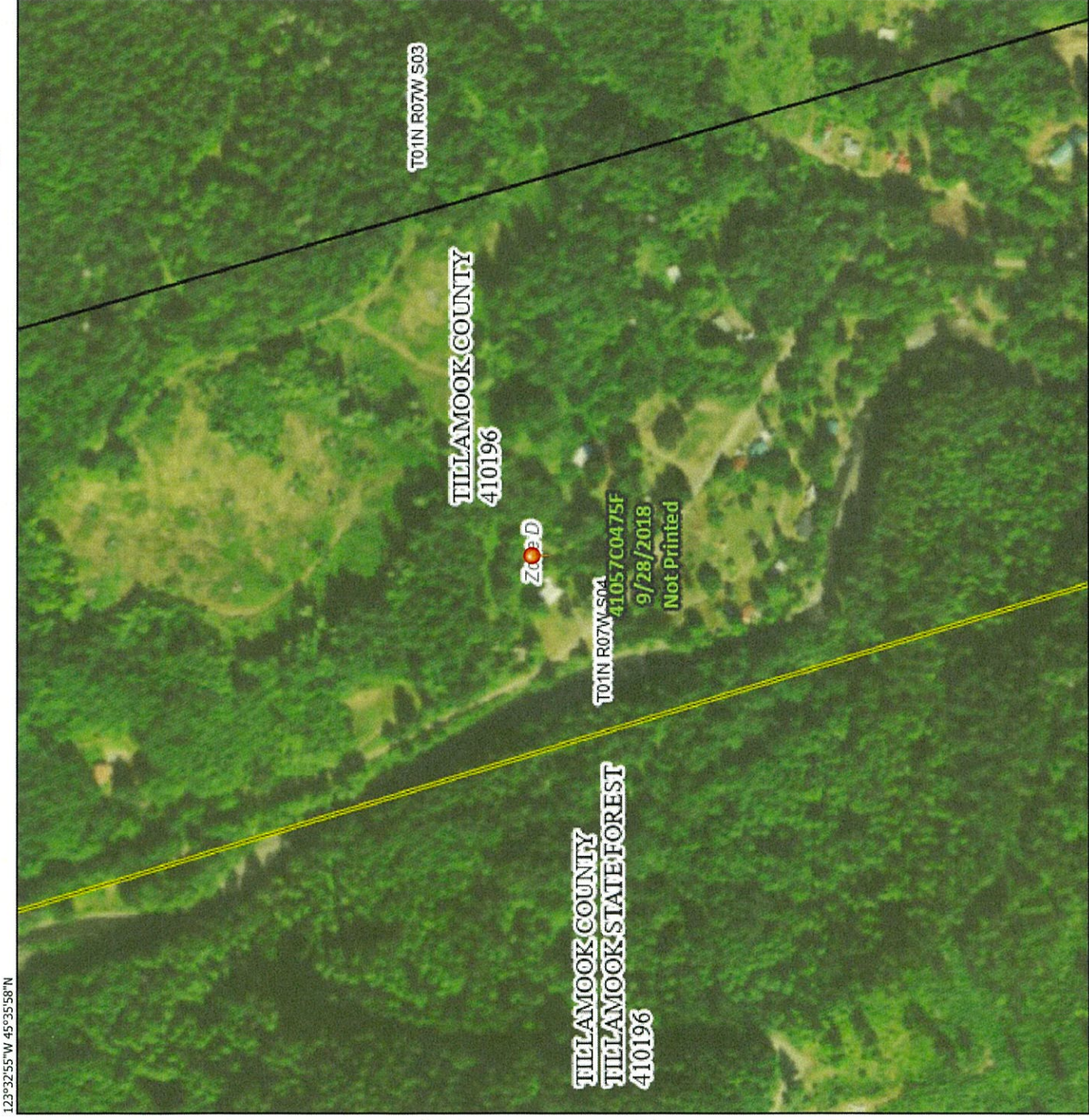
PP Accounts 0902 - 1420

Comments 6/17/16 - Land reappraisal. Combined S1 into parent account, cancelled S1 account. Tabled land using SFW-10 schedule. Size change per GIS acreage calculations and updated soil classes. EJ.
 09/01/22-Added Solid waste. SG

National Flood Hazard Layer FIRMette



123°32'55"W 45°35'58"N



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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
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 D

GENERAL STRUCTURES

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

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation
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



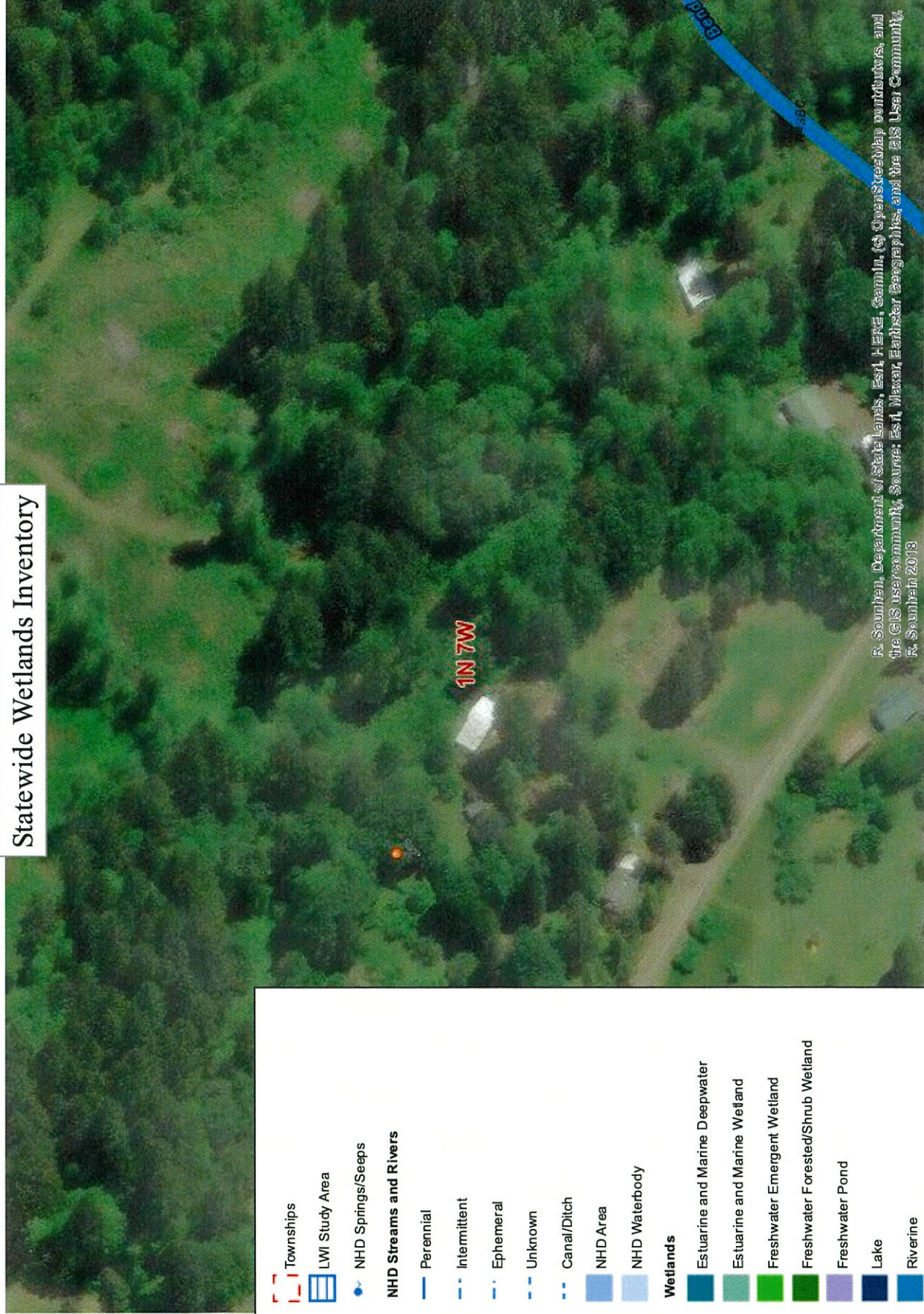
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 7/18/2023 at 10:31 AM 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.

Statewide Wetlands Inventory



R. Sounthien, Department of State Lands, Est. HERE, Gamin, OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounthien 2013

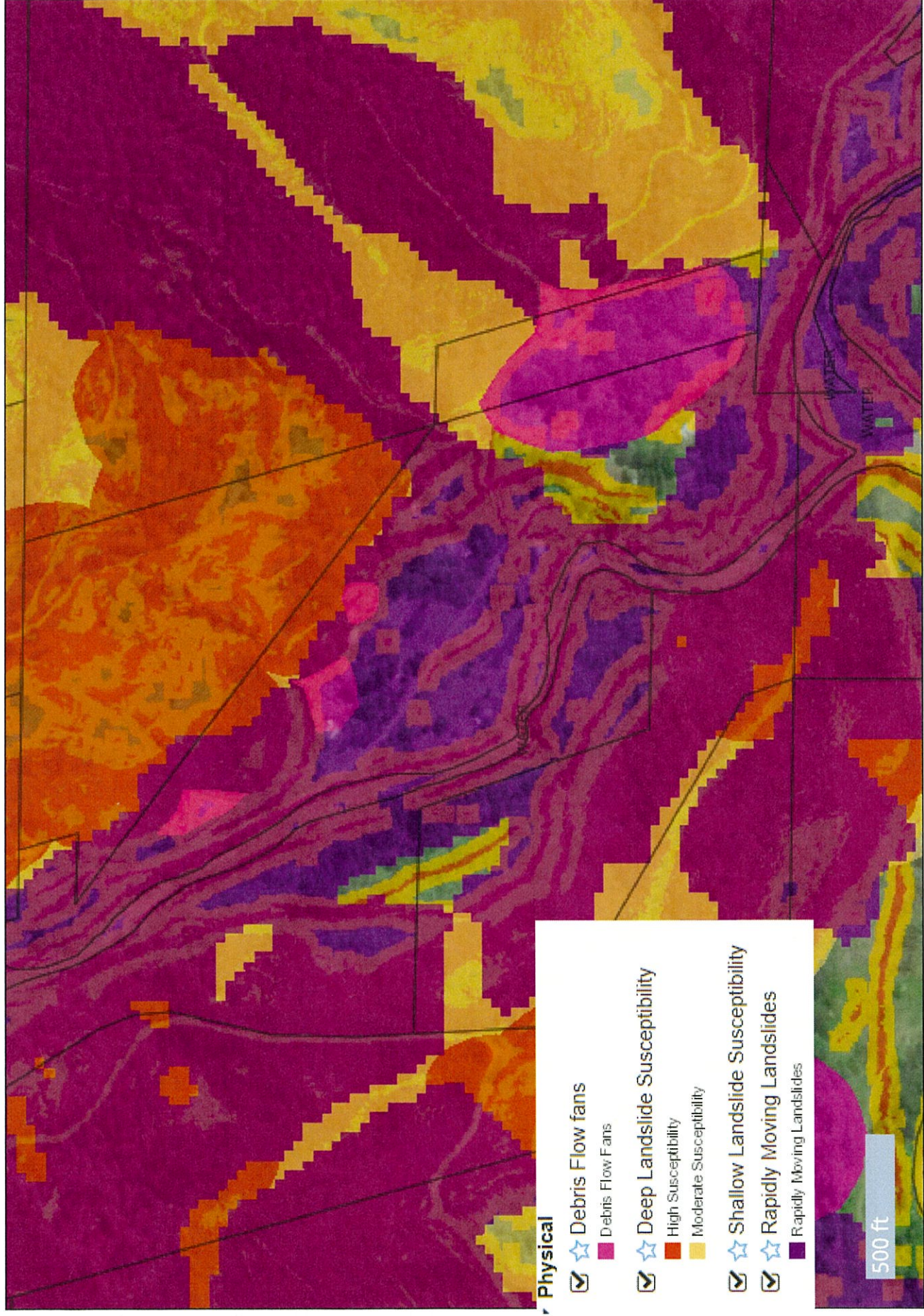
	Townships
	LWI Study Area
	NHD Springs/Seeps
	NHD Streams and Rivers
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	NHD Area
	NHD Waterbody
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Predominantly Hydric Soil Map Units
	SWI Agate-Winlo Soils

Date: 7/18/2023



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

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

Printed 7/17/2023

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED
	JUN 12 2023
BY:
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 1324116	
Fees: 1300.-	
Permit No: 851-23-000181-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Howard Recher Phone: 360-560-0250
 Address: 2639 Fir Street
 City: Longview State: WA Zip: 98632
 Email: REEHER@YAHOO.COM

Property Owner

Name: Rechers Homestead Phone: _____
 Address: 48500 Wilson River Hwy
 City: Tillamook State: OR Zip: 97141
 Email: _____

Request: Replace removed cabin with new cabin/garage

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
- Fore-dune 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: #2 Homestead Rd Tillamook, OR 97141
 Map Number: 1N 07W 04 800
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.

Howard Recher (HRECHER) 6/7/23
 Property Owner Signature (Required) Date
Howard Recher 6/2/23
 Applicant Signature Date

MINOR REVIEW – Howard Reeher #2 Homestead Rd

(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

No change

2. Numbers and kinds of vehicular trips to the site;

No change

3. Amount and nature of outside storage, loading and parking;

No change

4. Visual impact;

No change

5. Hours of operation;

No change

6. Effect on existing vegetation;

Trees removed with approval of RHI forester

7. Effect on water drainage and water quality;

Tillamook County code will be followed. Improved drainage.

8. Service or other benefit to the use or structure provides to the area;

No change

9. Other factors relating to conflicts or incompatibility with the character or needs of the area.

No change

ii. The character and history of the use and of development in the surrounding area.

No change

This continues with RHI goals shared with Tillamook County in 1975:

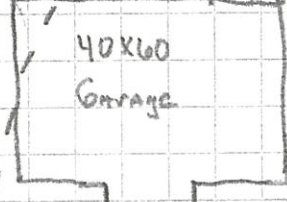
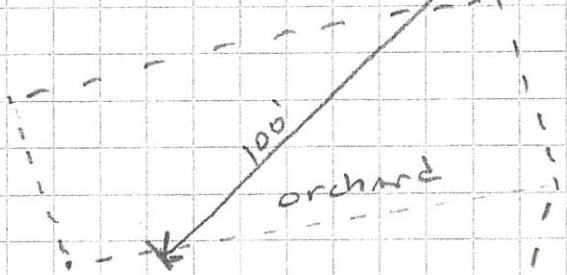
1. Maintain or enhance the natural beauty of the area.
2. Allow the orderly development of the area so as to provide recreational opportunities for family members.
3. Manage the timber resource to provide a harvestable crop.

(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010. – Yes.

#2 Homestead Rd

Creek

House



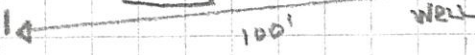
Hill

N

Septic Area



House



Recher Rd

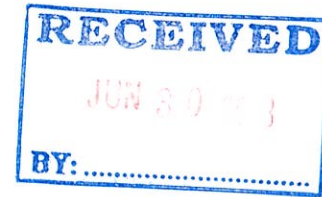
Homestead Rd (DRIVEWAY)

RHI Pole Buildings

Pole Building

* Trees

MINOR REVIEW – Howard Reeher #2 Homestead Rd



(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:

Background: We have had this site since 1986 with a two bedroom, one bathroom cabin and used it as a part-time home. This year we removed the cabin in preparation for building a new cabin to be used in the same manner as the original - part-time residence. Currently, we have an RV on-site, being used part-time while the site is prepped and the building process is completed. The estimated building completion will be 2 years from the building permit approval.

The new cabin will be a 3 bedroom 2.5 bath with an attached garage.

Reehers Homestead Inc. Board of directors has approved the new cabin as long as it is done following Tillamook county building codes. The site did not have property lines or it's own parcel when purchased and no neighboring sites have mentioned property lines since then. I would estimate the lines to use the natural boundaries - orchard fence, the hill, neighbor's garden fence, but the other side is difficult because of having a shared pole building and a common driveway. Not having a parcel for the site that is two acres is the cause of this minor review.

The following questions are answered based on current use - RV on site and the parcel (800) property lines since Reehers Homestead is already good with this planned improvement.

1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site

No change after construction is completed.

2. Numbers and kinds of vehicular trips to the site;

No change to the number of vehicle trips from the current use.

3. Amount and nature of outside storage, loading and parking;

No change other than sometimes vehicles will be parked in the garage.

4. Visual impact;

No change

5. Hours of operation;

No change in planned usage of the cabin.

6. Effect on existing vegetation;

Trees removed with approval of RHI forester in preparation for building the new cabin.

7. Effect on water drainage and water quality;

Tillamook County code will be followed. Drainage will be improved by collecting roof water and keeping it from collecting on the gravel driveway.

The water source to the site is currently unchanged. The last water quality test was clean on 3/28/23.

8. Service or other benefit to the use or structure provides to the area;

No change - single family home.

9. Other factors relating to conflicts or incompatibility with the character or needs of the area.

No change from the original cabin. The site is 250' from the nearest forest zoned parcel, 200+' from the North fork of the Wilson river, 100+' from orchard creek and the drain field will be located 100' from a common well.

ii. The character and history of the use and of development in the surrounding area.

No change

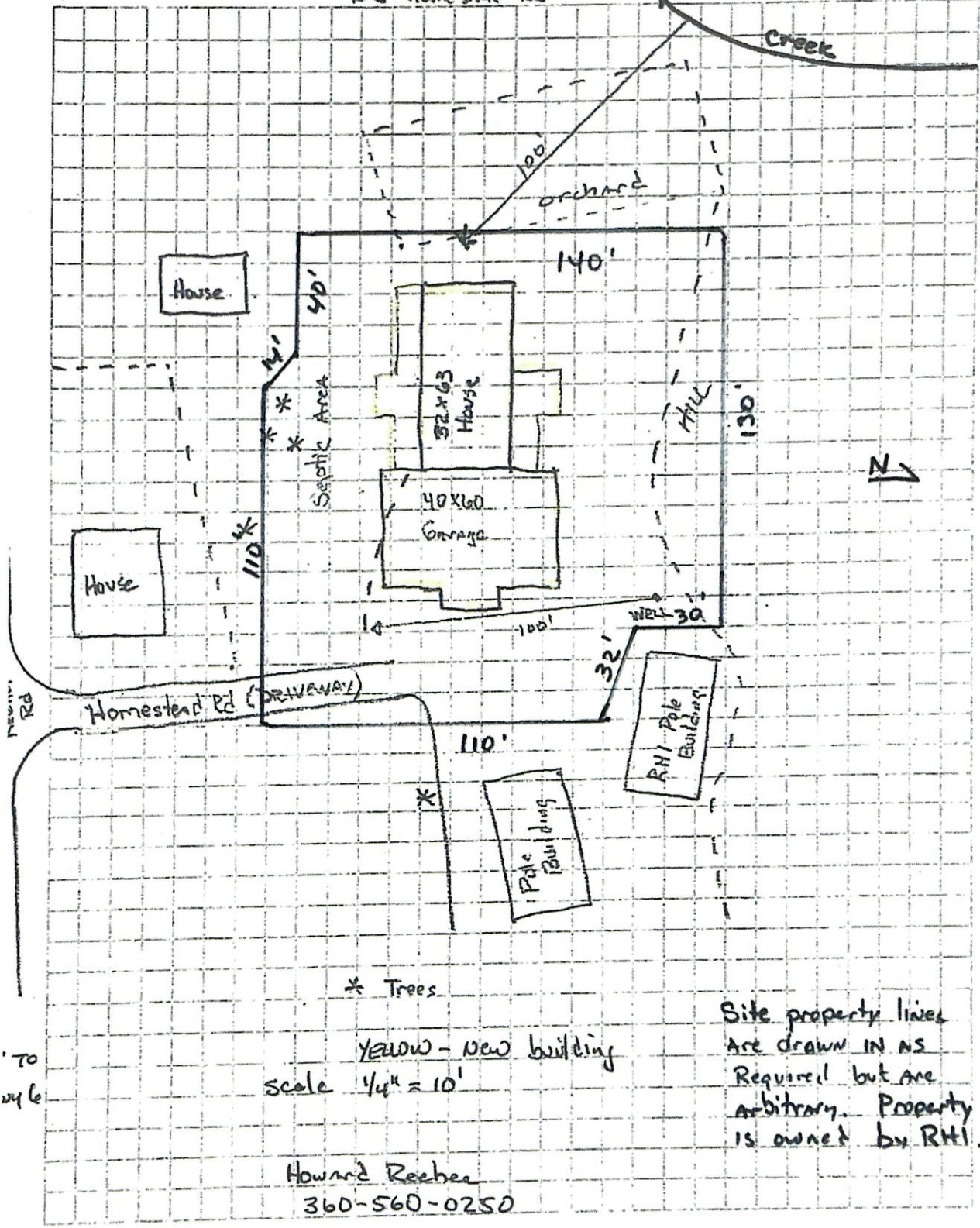
This continues with RHI goals shared with Tillamook County in 1975:

1. Maintain or enhance the natural beauty of the area.
2. Allow the orderly development of the area so as to provide recreational opportunities for family members.
3. Manage the timber resource to provide a harvestable crop.

(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010. – Yes.

RECEIVED
 JUL 07 2013
 BY:

Site Plan
 #2 Homestead Rd



' TO
 1/4" = 10'

Yellow - new building
 scale 1/4" = 10'

Site property lines
 are drawn in as
 required but are
 arbitrary. Property
 is owned by RHI.

Howard Rehee
 360-560-0250

RECEIVED
JUL 1 2013
BY:

#2 Homestead Rd 1N07W04800

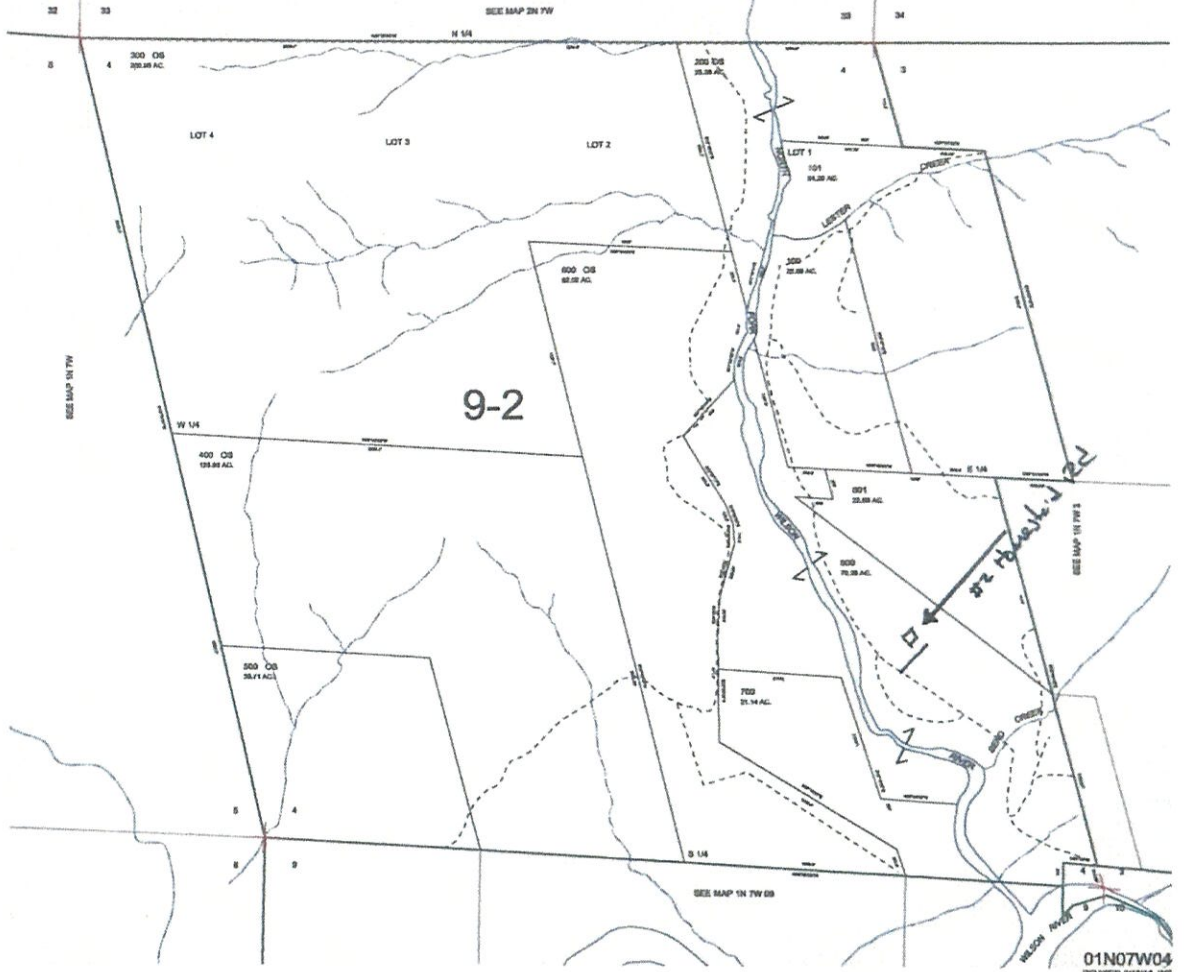


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SECTION 4 T.1N. R.7W. W.M.
Tillamook County
1" = 400'

IN 07W04800
#2 Homestead Rd

01N07W04
CANCELLED



RECEIVED
JUL 1 2013
BY:

