



*Land of Cheese, Trees and Ocean Breeze*

**NON-CONFORMING MINOR REVIEW**  
**#851-24-000134-PLNG: TURNER/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: May 9, 2024**

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

**#851-24-000134-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 Reeher Road, a private road, and southeast of Homestead 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 Dylan Turner. Ownership interest is Reeher’s Homestead Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 23, 2024 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 May 24, 2024.

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.tillamookcounty.gov/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 [Allison.Chase@tillamookcounty.gov](mailto:Allison.Chase@tillamookcounty.gov)

Sincerely,

Allison Chase, Land Use Planner

Enc. Maps, Site Plan, Applicable Ordinance Criteria

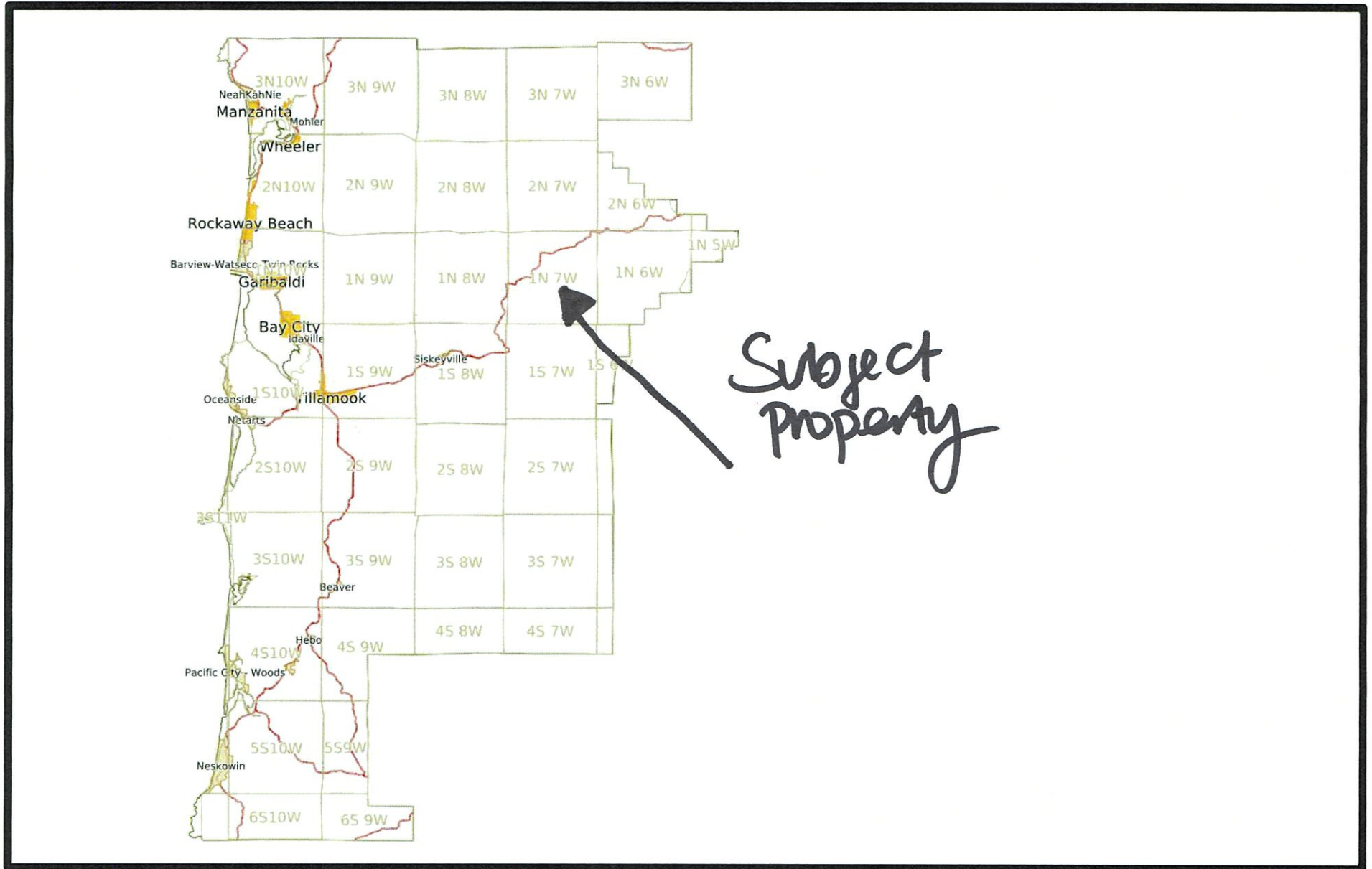
## REVIEW CRITERIA

### **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

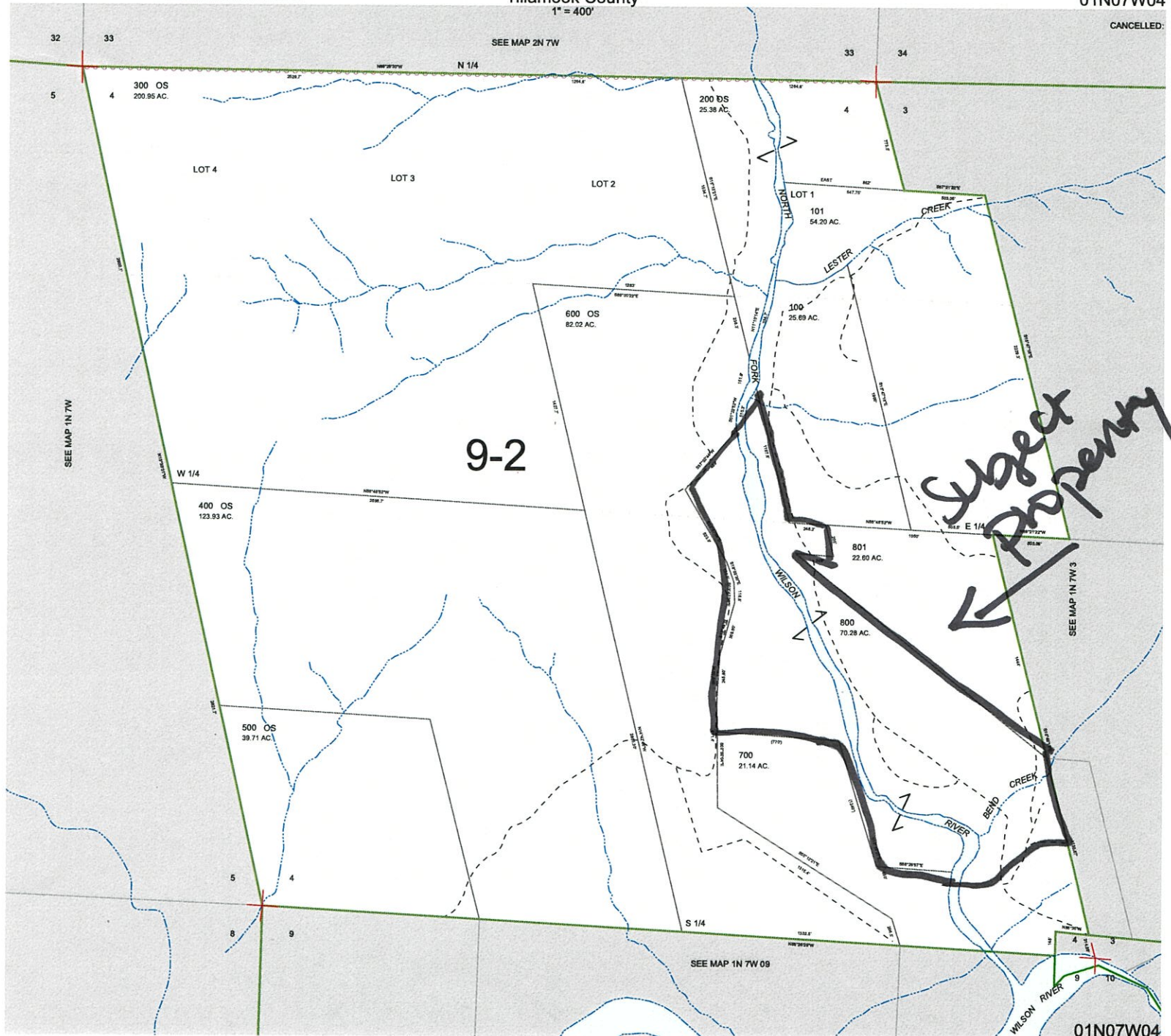


FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES

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

01N07W04

CANCELLED:



01N07W04  
REVISED 2/18/16, WS

**Tillamook County**  
**2023 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	857,160			Land	0
	Impr	330,630			Impr	0
<b>Code Area Total</b>		1,187,790	543,760	462,144		0
<b>Grand Total</b>		1,187,790	543,760	462,144		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	0			SFW20	Classified Forest Land	111	20.23 AC	OC	103,270
	0			SFW20	Classified Forest Land	111	5.00 AC	OD	44,890
	0			RR-2	Designated Forest Land	111	13.75 AC	OC	123,460
	0			RR-2	Designated Forest Land	111	13.75 AC	OD	123,460
	1			RR-2	Market	111	17.55 AC	MKT	157,580
					OSD - AVERAGE	100			304,500
<b>Code Area Total</b>							70.28 AC		857,160

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0902	1	2000	131	One story	105	768			140,320
	2	1945	121	One story	105	920			95,580
	3	1990	345	GENERAL PURPOSE BUILDING	105	864			71,540
	4	1998	345	GENERAL PURPOSE BUILDING	105	676			8,240
	5	2008	345	GENERAL PURPOSE BUILDING	105	650			14,950
<b>Code Area Total</b>						3,878			330,630

**Tillamook County**  
**2023 Real Property Assessment Report**  
 Account 137596

Exemptions / Special Assessments / Notations			
<b>Code Area</b> 0902			
<b>Special Assessments</b>		<b>Amount</b>	<b>Year Used</b>
▪ SOLID WASTE		12.00	2023
<b>Fire Patrol</b>		<b>Amount</b>	<b>Acres</b>
▪ FIRE PATROL NORTHWEST		118.09	70.28
▪ FIRE PATROL SURCHARGE		47.50	2023
<b>Notations</b>			
▪ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362			

**PP Accounts** 0902 - 1420

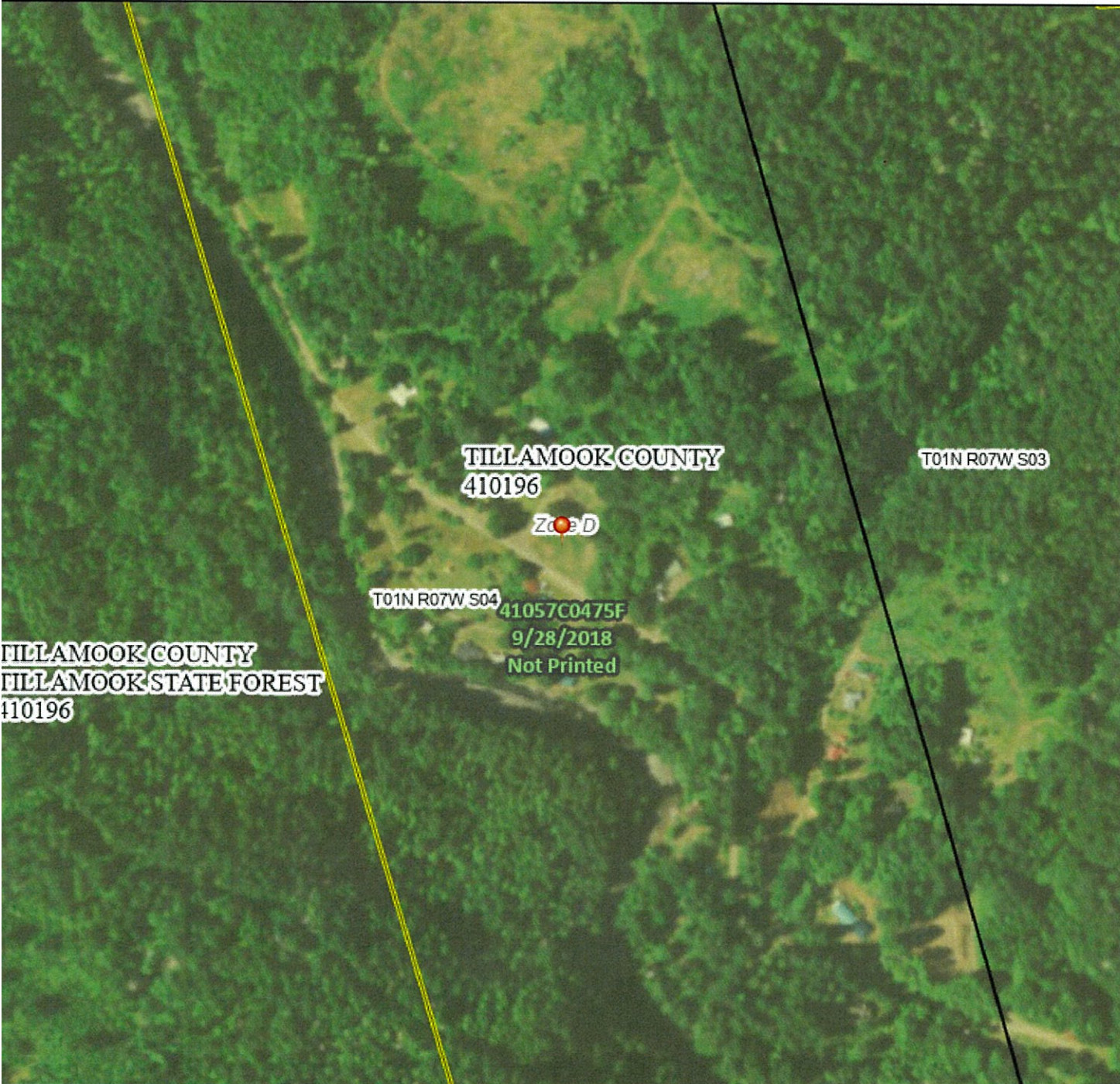
**Comments** 6/17/16 - Land reappraisal. Combined S1 into parent account, cancelled S1 account. Tabled land using SFW-10 schedule. Size change per GIS acreage calculations and updated soil classes. EJ.  
 09/01/22-Added Solid waste. SG



# National Flood Hazard Layer FIRMette



123°32'51"W 45°35'54"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 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

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5
- 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 4/12/2024 at 5:49 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°32'14"W 45°35'29"N

# Statewide Wetlands Inventory

-  Townships
  -  LWI Study Area
  -  BASEDAT.DBO.NHDWaterbody
  -  BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
-  Perennial
  -  Intermittent
  -  Ephemeral
  -  Unknown
  -  Canal/Ditch
  -  BASEDAT.DBO.NHDPoint
- Wetlands**
-  Estuarine and Marine Deepwater
  -  Estuarine and Marine Wetland
  -  Freshwater Emergent Wetland
  -  Freshwater Forested/Shrub Wetland
  -  Freshwater Pond
  -  Lake
  -  Riverine
  -  SWI Agate-Winlo Soils
  -  SWI Predominantly Hydric Soil Map Units



Date: 4/30/2024

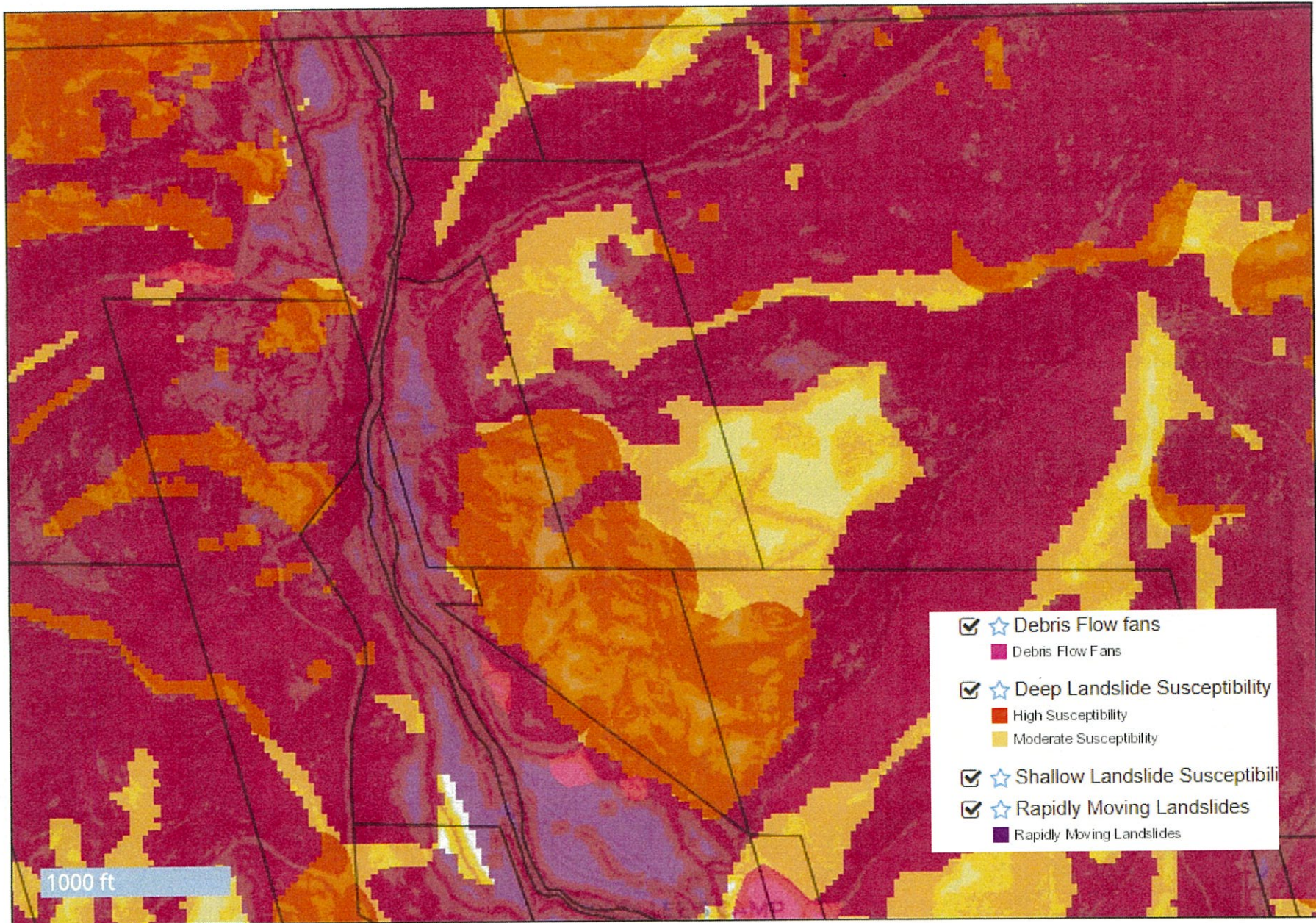


The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite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



State of Oregon  
 Department of State Lands  
 775 Summer Street, NE, Ste 100  
 Salem, OR. 97301-1279

# 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.

# **EXHIBIT B**



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](http://www.co.tillamook.or.us)

**RECEIVED**  
 MAR 13 2024  
 BY: \_\_\_\_\_

## PLANNING APPLICATION

Applicant  (Check Box if Same as Property Owner)

Name: Dylan Turner Phone: 801-898-8495

Address: 1734 Harvard Ave

City: Salt Lake City State: UT Zip: 84108

Email: dylan.turnerr22@gmail.com

### Property Owner

Name: Reehers Homestead Inc Phone: \_\_\_\_\_

Address: 48500 Wilson River Hwy

City: Tillamook State: OR Zip: 97141

Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	<u>130518 \$130424</u>
Fees:	<u>1305</u>
Permit No:	<u>85121-00034-PLNG</u>

Request: replace single family cabin removed in 2022 with new single family cabin

### 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: 19465 Reeher 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.

Property Owner Signature (Required) \_\_\_\_\_

Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

RECEIVED  
APR 10 2024  
BY: Emailed Ac

RECEIVED  
MAR 19 2024  
BY:



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

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Address: 48500 Wilson River Hwy  
City: Tillamook State: OR Zip: 97141  
Email: \_\_\_\_\_

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>13015</u>	
Permit No:	
<u>85124-00034-PLNG</u>	

Request: replace single family cabin removed in 2022 with new single family cabin

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

**Location:**

Site Address: 19465 Reeher Rd, Tillamook, OR 97141

Map Number: <u>1N</u>	<u>07W</u>	<u>04</u>	<u>800</u>
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Text Lot(s)</small>

Clerk's Instrument #: \_\_\_\_\_

**Authorization**

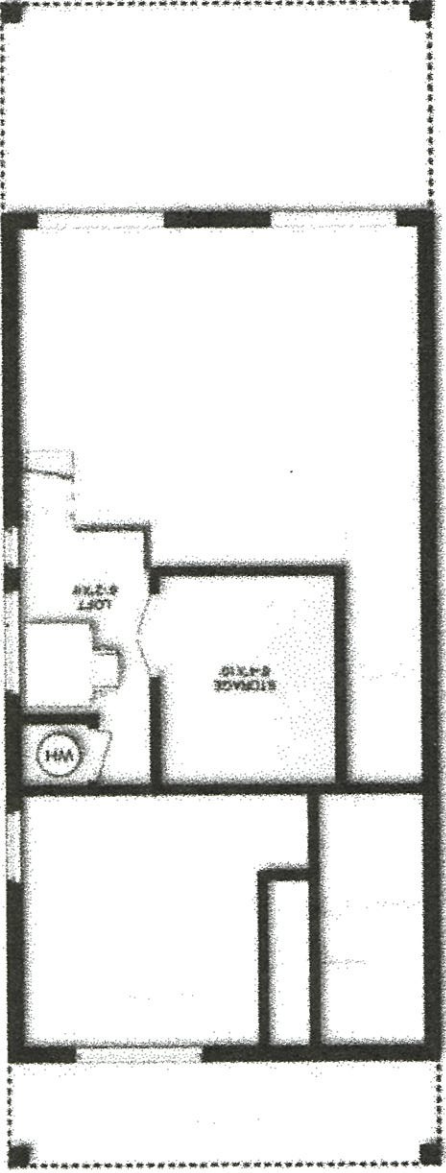
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Howard Reehers (treasurer)  
Property Owner Signature (Required)

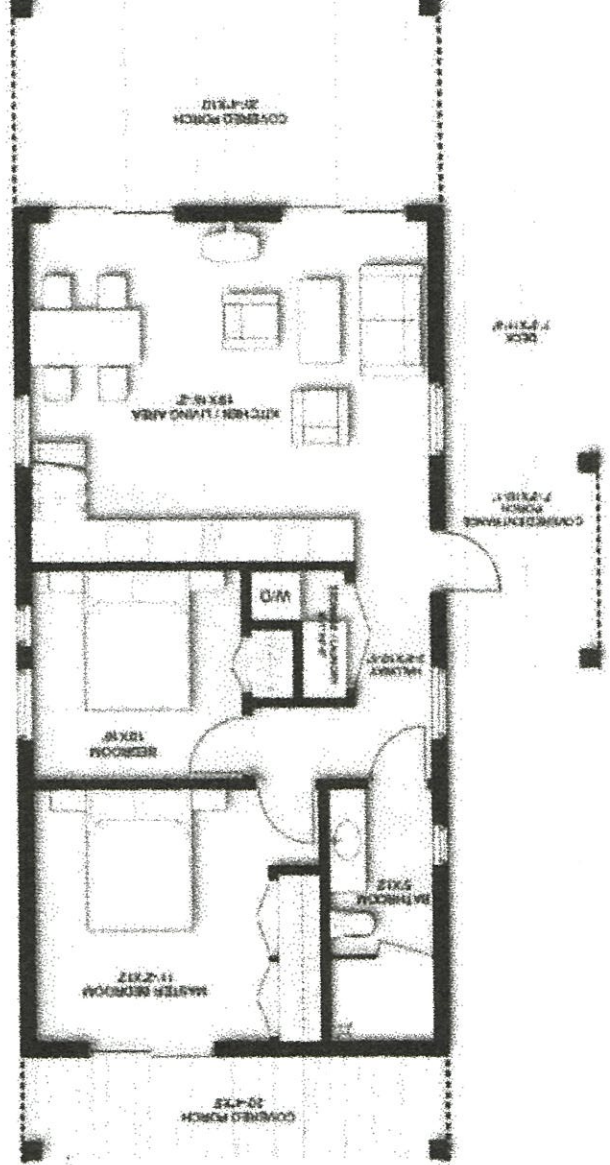
3-24-24  
Date

[Signature]  
Applicant Signature

3-26-24  
Date



19465 Reether Rd floorplan



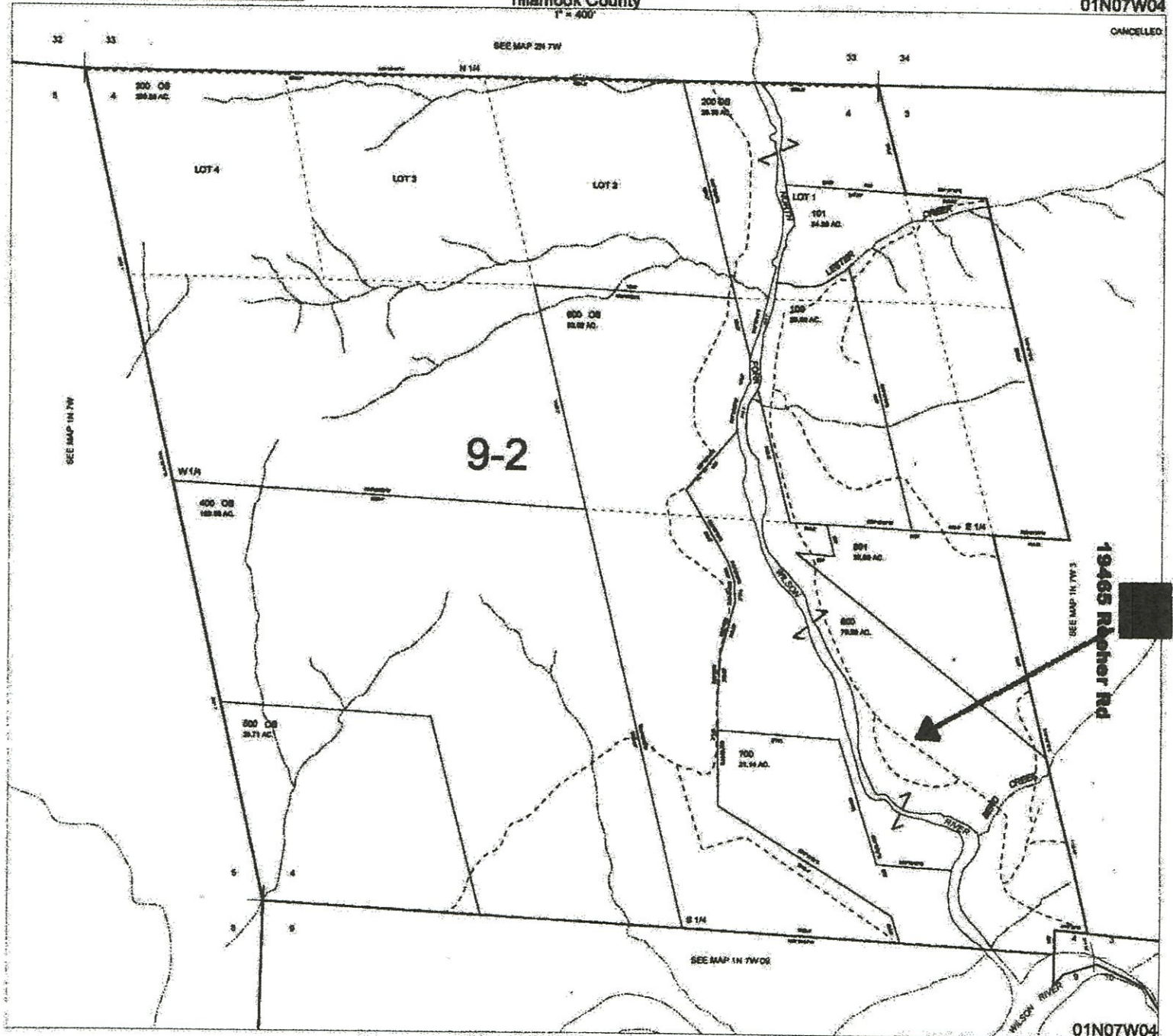
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SECTION 4 T.1N. R.7W. W.M.  
Tillamook County

01N07W04

1" = 400'

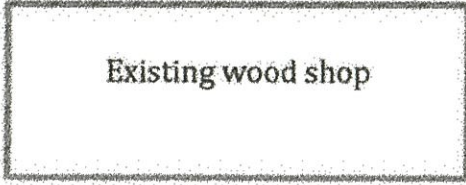
CANCELLED



01N07W04  
REVISED 2/19/18, W3



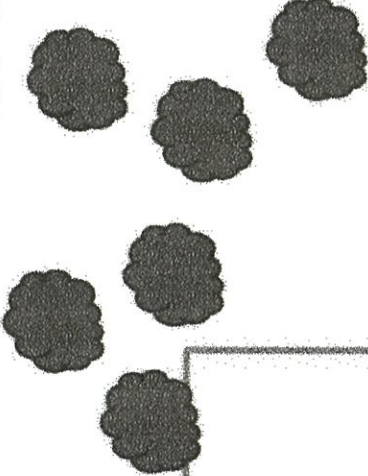
Homestead Lane



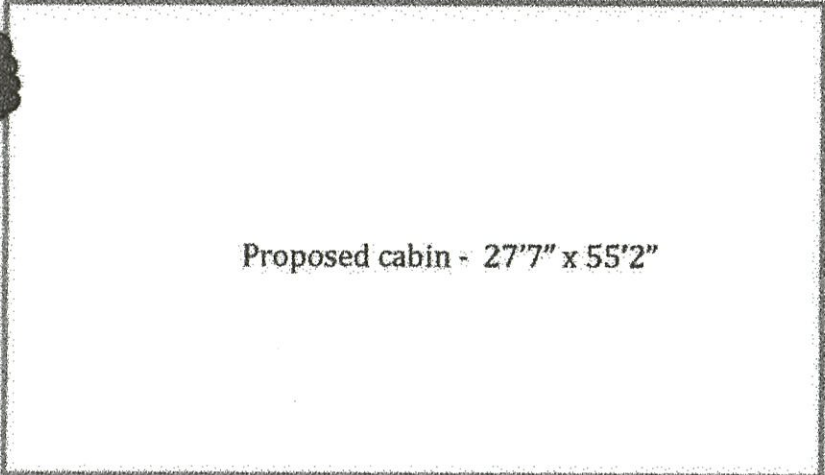
Existing wood shop



Existing greenhouse



Water valve



Proposed cabin - 27'7" x 55'2"

Proposed site plan 19465 Reeher Rd



parking pad



Stump



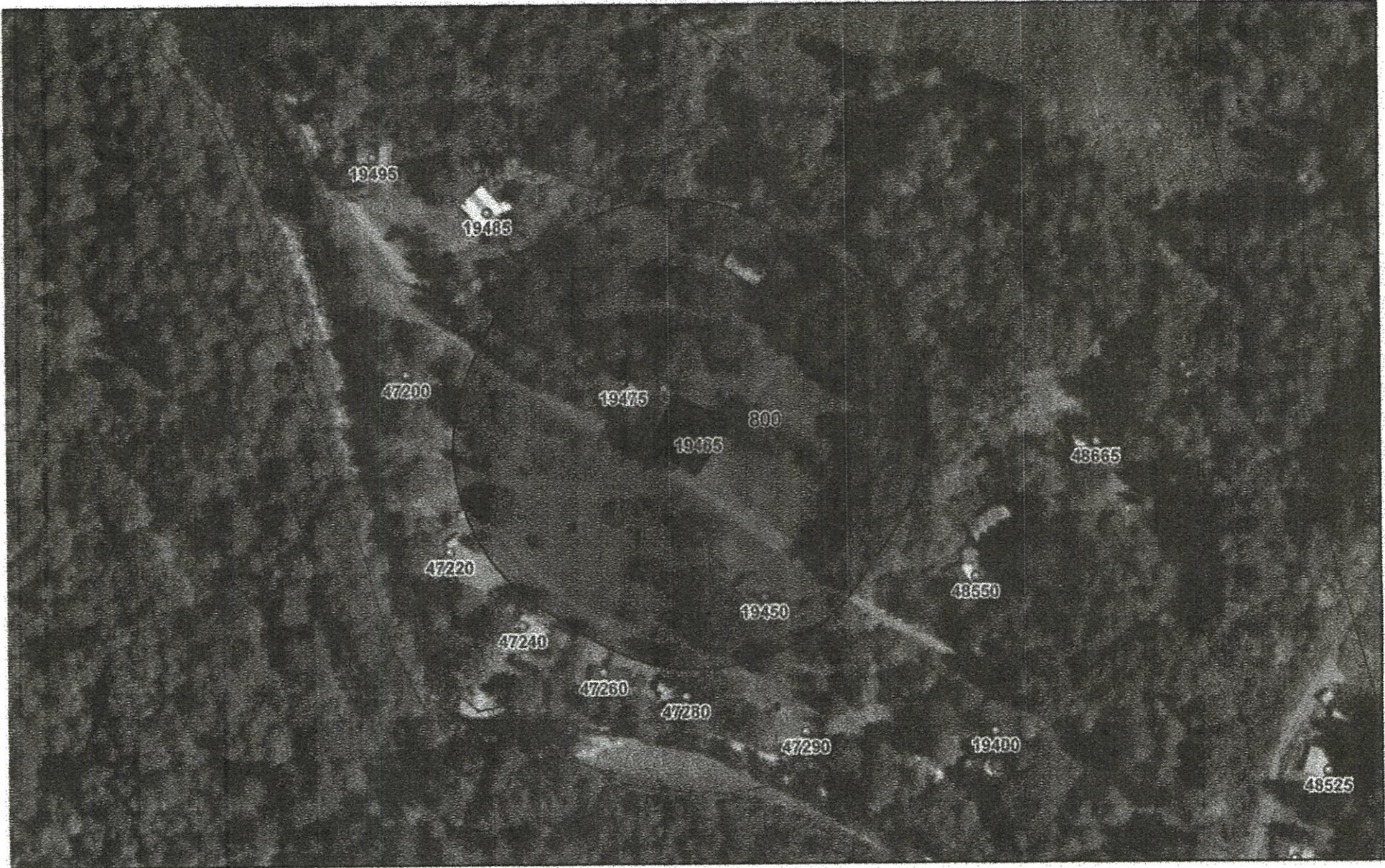
Driveway



Reeher Rd

Not drawn to scale

# Tillamook County Maps



19495

19485

47210

19475

800

19465

48665

47220

48650

19450

47240

47260

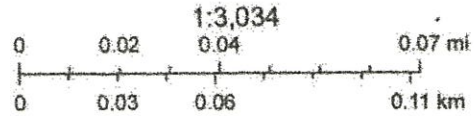
47280

47290

19480

48525

2/13/2024, 4:42:31 PM



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team. Sources: Esri, Airbus DS, USGS, NGA, NASA.

19465 Reeher Rd, Tillamook, OR

Untitled layer



19465 Reeher Rd

19465 Reeher Rd lot

Wilson River  
Reeher Rd



Reeher Rd

Gate Hole Road

Wilson River

Reeher Rd

Bruce :

19465 Reeher Rd, Tillamook, OR

Untitled layer



19465 Reeher Rd

19465 Reeher Rd lot

Wilson River  
Reeher Rd

Reeher Rd

Gate Hole

Wilson R

ARTICLE VII: MINOR REVIEW CRITERIA

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

Once construction is finished, cabin will comply with these criteria.

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

No change.

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

No outdoor storage or loading once construction is complete. Parking in existing drive.

4. Visual impact-

Single family cabin will replace vacant lot.

5. Hours of operation-

No change.

6. Effect on existing vegetation-

No change. Tree trimming to be approved by RHI forester.

7. Effect on water drainage and water quality-

No change. RHI public water system serves the site. Site meets setback criteria for riparian and forest zones.

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-

Cabin is compatible with other structures in the area.

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

Cabin is compatible with the long established goals of RHI - namely to allow for orderly development and provide for recreational opportunities. RHI maintains a site committee which reviews plans and requires compliance with Tillamook County codes.

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

Cabin siting will follow section 4.010.

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