

From: [REDACTED]
To: [REDACTED]
Subject: FW: False Invoice: ACTION REQUIRED FINAL APPROVAL
Date: Wednesday, January 28, 2026 2:30:23 PM
Attachments: [INVOICE_.pdf](#)

The figure consists of a large, dark, irregular shape on the left and a smaller, more structured shape on the right. The right shape features several horizontal bars of varying lengths, some with white outlines and some solid black. There are also vertical white lines and a small white rectangular cutout on the right side.

----- Forwarded message -----

From: TILLAMOOK COUNTY PLANNING AND DEVELOPMENT

DEPARTMENT <planningzoning_department@usa.com>

Date: Tuesday, January 27, 2026

Subject: ACTION REQUIRED FINAL APPROVAL

To: [REDACTED]

Dear [REDACTED]

This correspondence is being directed to you as the owner/Applicant of record for the partition request to create three (3) residential parcels. Located within the Community of Beaver, and accessed via Farnam Street, a private road, additionally Highway 101 S., a state highway. The subject property is designated as Tax Lot 903 of Section 29BC, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon.

The application has undergone an initial administrative review, and the Zoning Board of Appeals (ZBA) has recommended that it proceed into the formal review and approval phase. However,

advancement of the application is expressly contingent upon settlement of the attached Application Review and Approval Fee invoice. This fee is mandatory and must be paid before any further action can be taken by the Zoning Board of Appeals.

At this stage, the matter is being referred directly to you as the owner of record to ensure awareness and timely coordination, as the ZBA cannot schedule hearings, engage consultants, or issue determinations until payment has been received and confirmed.

The Application Review and Approval Fee is critical to the Zoning Board of Appeals and to the State's land use oversight framework for the following reasons:

Supports administrative processing, application intake, and official record maintenance

Funds zoning, planning, and legal reviews required to ensure compliance with municipal and state regulations

Covers costs associated with expert and technical evaluations, including engineering and land use analysis

Enables the scheduling, noticing, and conduct of required public hearings

Covers statutory publication, mailing, and public notification expenses

Supports compensation for contract staff, consultants, and professional advisors engaged by the ZBA

Ensures transparency, accountability, and audit readiness of zoning decisions

Maintains the orderly and lawful administration of zoning and variance applications at the municipal and state levels

Please be advised that, for auditing integrity and inclusion in the official Zoning Board of Appeals record, all correspondence related to this application must be conducted strictly via email. No verbal or informal communications can be accepted or recorded.

Required Next Steps

To allow the application to proceed without delay, please complete the following actions:

Reply to this email to request the wire transfer instructions for settlement of the application review and approval fee.

Settle the attached invoice in full using the issued wire instructions once received.

Return the wire transfer receipt by email to allow for confirmation of payment and inclusion of the application on the next available Zoning Board of Appeals agenda.

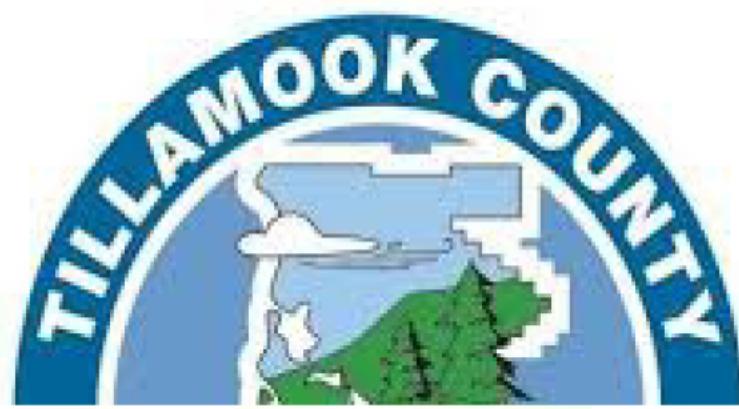
Once payment is verified, the application will be formally advanced for expert review, public hearing scheduling, and further consideration as recommended by the Zoning Board of Appeals.

We appreciate your prompt attention to this matter and your cooperation in ensuring a smooth and compliant review process. Please do not hesitate to respond by email should you wish to proceed with the next steps outlined above.

Best regards,

Sarah Absher
Director

Tillamook county Zoning Board of Appeals
1510-B Third Street, Tillamook, OR 97141,



DATE: JAN 27/2026
DUE DATE : JAN 29/2026
INVOICE NO: 369649

**INVOICE
FROM:**

Tillamook county Zoning Board of Appeals
1510-B Third Street, Tillamook, OR 97141,

To:

[REDACTED] Road Beaver OR 97108

Due Date: Upon Receipt

Payment Method: **EXPRESS WIRE TRANSFER ONLY**

Total Amount Due: **\$3,992.00**

ITEMIZED BREAKDOWN OF APPLICATION APPROVAL FEE

Description	Amount (USD)
Application Intake & Initial Review	\$425.00
Technical Staff Review & Compliance Checks	\$685.00
Legal and Regulatory Review	\$740.00
Environmental & Land Use Impact Assessment	\$612.00
Planning Commission Coordination & Agenda	\$496.00
Consultant and Contract Staff Fees	\$520.00
Public Notification & Advertising Fees	\$305.00
State and Local Planning Support Contribution	\$209.00
Total Due:	\$3,992.00

Payment Instructions

Reply to this email to request secure wire transfer instructions.

Initiate payment using the wire details provided in the reply.

Email a signed copy of this invoice along with the wire transfer receipt for confirmation and scheduling in the planning commission agenda.

Confirmation of Remittance

Please complete this section and return with your payment confirmation:

Signature: _____

Date of Wire Payment: _____

Important Notice

Prompt payment of this invoice is essential for continued processing and approval of your application, including technical review and inclusion in the planning commission's agenda. All correspondence must be conducted via email to ensure auditability and proper documentation. For questions or to request secure payment details, please reply directly to this message.

Thank you for your cooperation.