



Land of Cheese, Trees and Ocean Breeze

**RESOURCE ZONE EXCEPTION
#851-25-000554-PLNG:
LEWIS**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

February 4, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Resource Zone Exception Request on February 4, 2026.

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.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department in accordance with Article 10 of the TCLUO before **4:00 PM on February 17, 2026**. Unless appealed, the Effective Date of Decision shall be February 4, 2026.

Request: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary to an 80-foot setback from the resource zone boundary, establishing a 50-foot front-yard setback to allow for the addition to a residential structure (single-family dwelling).

Location: The subject property is located north of the City of Tillamook, located at 7860 Kilchis River Road, a County Road, and designated as Tax Lot 800 in Section 6AC of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Rural Residential 2-Acre (RR-2)

Zone:

Ryan Lewis, 7860 Kilchis River Rd, Tillamook, OR 97141

Applicant:

George Lewis, 7860 Kilchis River Rd, Tillamook, OR 97141

Property Owner:

CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The Applicant/Property owner shall obtain all Federal, State, and Local permits, as applicable, including approved onsite wastewater treatment permits and an approved Building and Zoning Permit from the Tillamook County Department of Community Development.
2. Residential structures shall maintain a minimum 80-foot resource zone setback from the southeasterly (front yard) property line of the subject property adjacent to the Farm (F-1) zone. All other setback requirements of the Rural Residential 2-Acre (RR-2) zone shall be adhered to.
3. The Applicant/Property owner shall submit a site plan, drawn to scale and depicting all required yard setbacks and the reduced resource zone setback, at the time of consolidated Building/Zoning Permit application submittal.
4. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
5. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to natural resource activities. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of applying for Consolidated Zoning/Building Permit.

This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

Sincerely,
Tillamook County Department of Community Development

Conrad Kurrelmeier
Conrad Kurrelmeier, Land Use Planner I

Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map



Land of Cheese, Trees and Ocean Breeze

1510 Third Street Suite B
Tillamook, Oregon 97141
www.tillamookcounty.gov
503-842-3408

RESOURCE ZONE EXCEPTION

#851-25-000554-PLNG:

LEWIS

Administrative Decision & Staff Report

Decision: Approved with Conditions

Decision Date: February 4, 2026

Report Prepared By: Conrad Kurrelmeier, Land Use Planner

I. GENERAL INFORMATION:

Request: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary to an 80-foot setback from the resource zone boundary, establishing a 50-foot front-yard setback to allow for the addition to a residential structure (single-family dwelling).

Location: The subject property is located north of the City of Tillamook, located at 7860 Kilchis River Road, a County Road, and designated as Tax Lot 800 in Section 6AC of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon.

Rural Residential 2-Acre (RR-2)

Zone:

Ryan Lewis, 7860 Kilchis River Road, Tillamook, OR 97141

Applicant:

George Lewis, 7860 Kilchis River Road, Tillamook, OR 97141

Property Owner:

Description of Site and Vicinity: Assessor records indicate the subject property encompasses approximately 0.72-acres and is rectangular in shape. The subject property is fairly level, is vegetated with grasses and trees and is currently improved with a dwelling (Exhibit A & B). No mapped wetlands or other natural features are identified in the proposed development area (Exhibit A & B).

The subject property is located north of the City of Tillamook. The property is adjacent to the Farm zone (F-1) along its southeasterly (front) boundary abutting Kilchis River Road, a County road (Exhibit A). The

front property line abuts Kilchis River Road. The property is adjacent to the Forest (F) Zone along its northwesterly (rear) property line, however, this request is only requesting exception to the Farm (F-1) zone.

The vicinity is comprised of an area of Forest (F), Farm (F-1), and Rural Residential 2-Acre (RR-2) zoned properties which are generally improved with single-family dwellings and accessory structures or are vacant. FEMA Flood Insurance Rate Map #41057C0414F dated September 28, 2018, confirms the subject property is not located in the Special Flood Hazard Area (SFHA) (Exhibit A). The property is within an area of geologic hazard with mapped areas of rapidly moving landslides and shallow landslide susceptibility (Exhibit A).

The Applicant proposes to reduce the 100-foot setback from the Farm (F-1) zone boundary located at the center of Kilchis River Road, a County road, which is measured to be 60-feet wide. The Farm (F-1) zone boundary is maintained 30 feet southeast of the front property line of the subject property, Tax Lot 800. Thus, the resource zone setback is proposed to be reduced by 20 feet with the establishment of a 50-foot setback from the front property line, which abuts Kilchis River Road, and an 80-foot setback from the Farm (F-1) zone to allow for the addition to a residential structure (single-family dwelling) (Exhibit A & B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on December 17, 2025. One comment was received during the 14-day public comment period and is included as "Exhibit C" of this report. Public Works stated they had no concerns (Exhibit C).

A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone

Section 3.010(4) Standards: *Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

...

(k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.

Findings: The Applicant proposes to reduce the 100-foot setback from the Farm (F-1) zone boundary located at the center of Kilchis River Road, a County road, which is measured to be 60-feet wide. The Farm (F-1) zone boundary is maintained 30 feet southeast of the front property line of the subject property, Tax Lot 800. Thus, the resource zone setback is proposed to be reduced by 20 feet with the establishment of a 50-foot setback from the front property line, which abuts Kilchis River Road, and an 80-foot setback from the Farm (F-1) zone to allow for the addition to a residential structure (single-family dwelling) (Exhibit A & B).

Staff find the subject property is identified as Tax Lot 800 and is 0.72 acres (Exhibits A & B). As depicted on the zoning map included in "Exhibit A" of this report, the Farm Zone boundary runs along the centerline of Kilchis River Road, a County road. Applicant has stated Kilchis River Road serves as a barrier between the proposed dwelling addition and the farm uses (Exhibit B).

Staff find that the 60-foot right-of-way of Kilchis River Road, a County road, currently separates the subject property from resource activities which occur on the adjacent Farm (F-1) zone to the southeast (Exhibit A). The improved Kilchis River Road maintains as a man-made barrier to limit conflicts between the residential and resource use. Staff find an existing dwelling situated upon the parcel demonstrated no historical record of conflicts between the residential and resource uses. Staff notified the neighboring properties and received no comments regarding concerns of the proposed addition to the dwelling (Exhibit A & B).

Staff finds the man-made feature of Kilchis River Road can act as an effective barrier between the resource and residential uses. Staff conclude this criterion is met.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for an exception to the Farm (F-1) zone setback subject to the Conditions of Approval in Section V of this report. This approval does not address any additional development of the subject property.

By accepting this approval, the applicant and property owner agrees to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant/property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on February 17, 2026**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The Applicant/Property owner shall obtain all Federal, State, and Local permits, as applicable, including approved onsite wastewater treatment permits and an approved Building and Zoning Permit from the Tillamook County Department of Community Development.
2. Residential structures shall maintain a minimum 80-foot resource zone setback from the southeasterly (front yard) property line of the subject property adjacent to the Farm (F-1) zone. All other setback requirements of the Rural Residential 2-Acre (RR-2) zone shall be adhered to.
3. The Applicant/Property owner shall submit a site plan, drawn to scale and depicting all required yard setbacks and the reduced resource zone setback, at the time of consolidated Building/Zoning Permit application submittal.
4. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.

5. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to natural resource activities. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of applying for Consolidated Zoning/Building Permit.

6. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

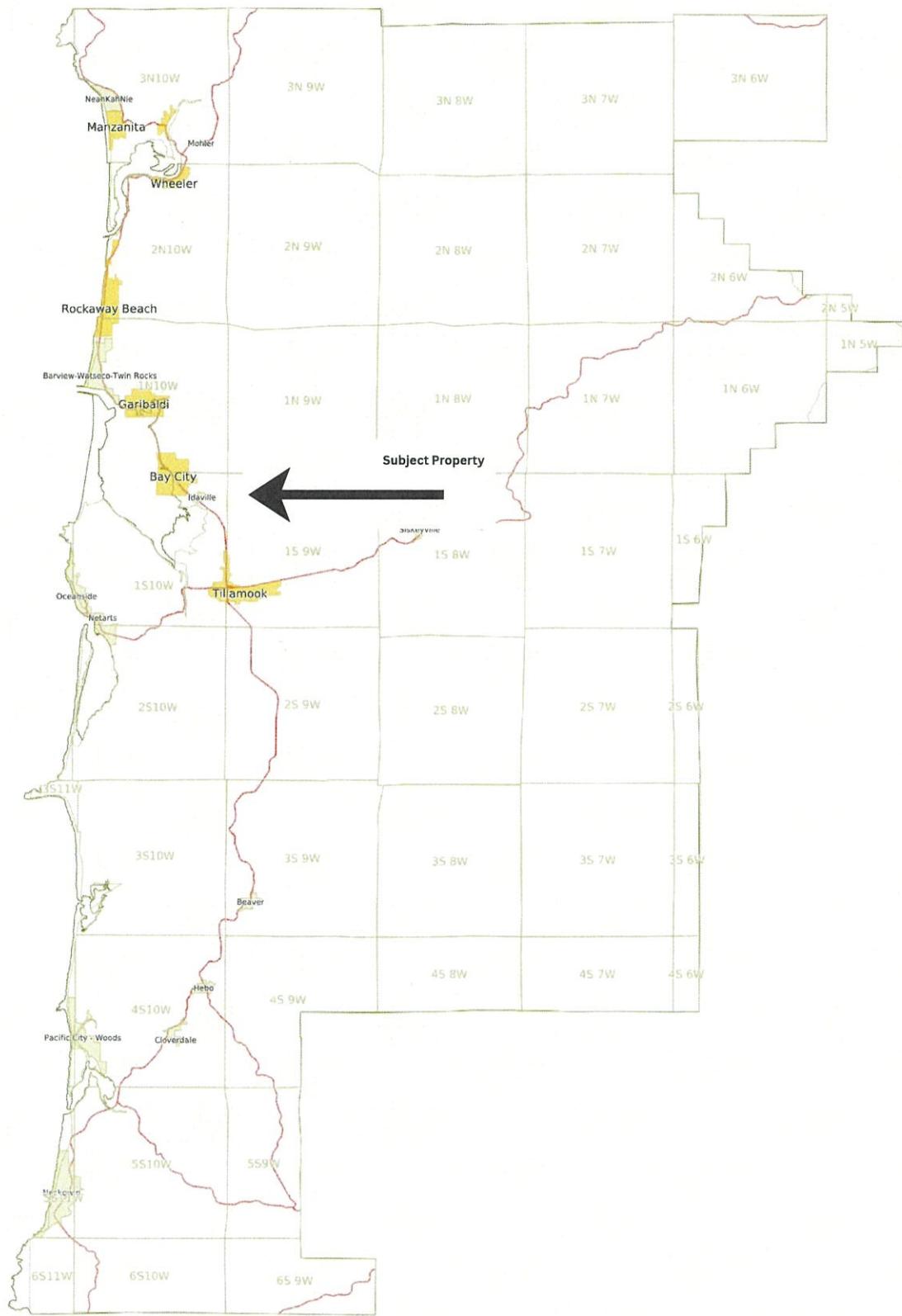
VI. EXHIBITS

All Exhibits referenced herein are, by this reference, made a part hereof:

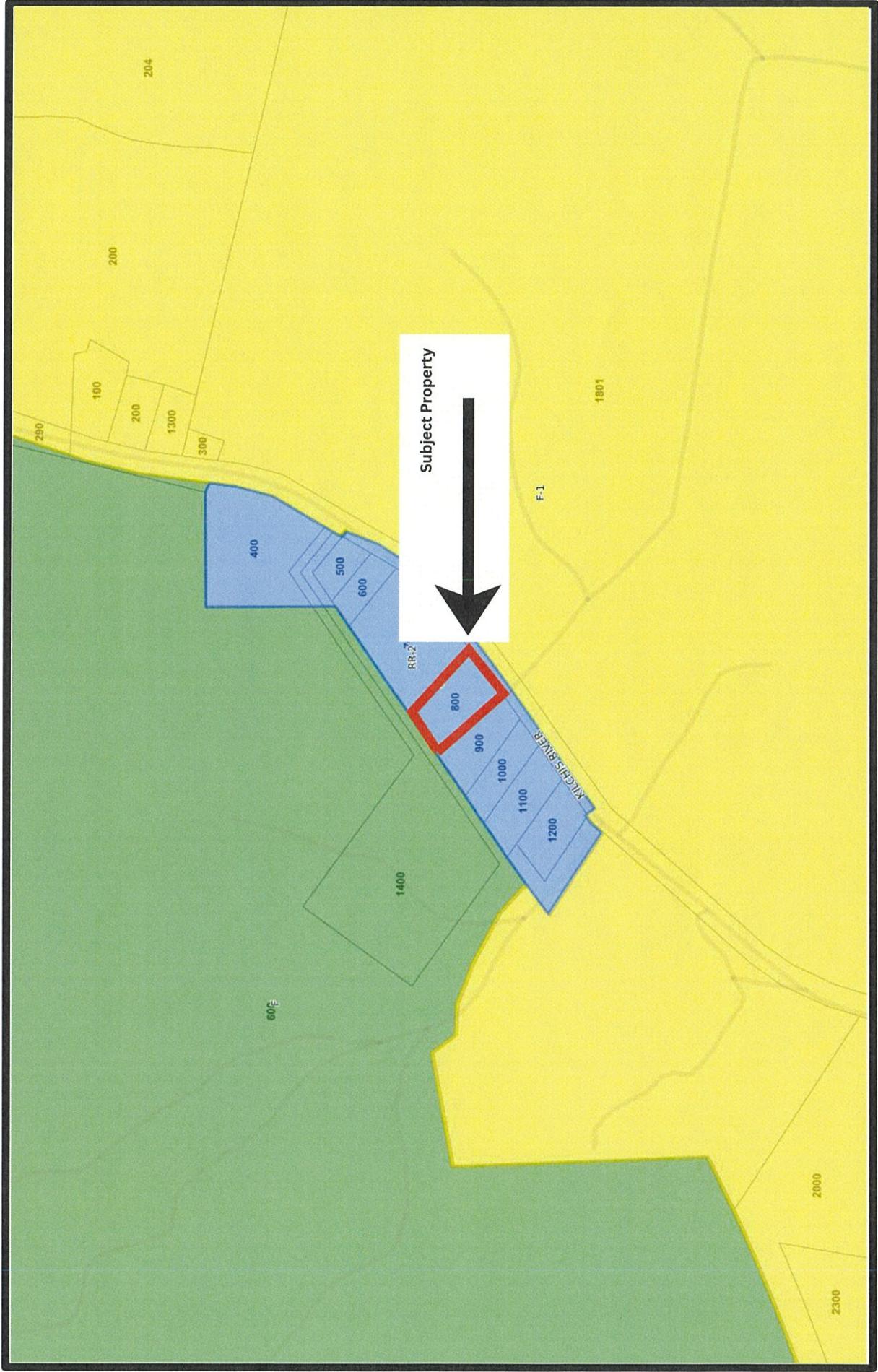
- A. Maps
- B. Applicant's submittal
- C. Public Comments
- D. Restrictive Covenant: Farm Forest Practices

EXHIBIT A

Vicinity Map



Zoning Map



S.W.1/4 N.E.1/4 SEC.6 T.1S. R.9W. W.M.
Tillamook County
 $1'' = 100'$

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

01S09W06AC

CANCELLATION

SEE MAP 01S 09W 06

SEE MAP 015 09W 06

Subject Property

SEE MAP 01S 09W 06

01S09W06AC
REVISED 2/18/16, WS

Tillamook County
2025 Real Property Assessment Report
 Account 143428

Map	1S0906AC00800	Tax Status	Assessable
Code - Tax ID	0904 - 143428	Account Status	Active
		Subtype	NORMAL
Legal Descr	PARTITION PLAT 1991-03		
	Lot - PARCEL 1		
Mailing	LEWIS, GEORGE J & CYNTHIA J 7860 KILCHIS RIVER RD TILLAMOOK OR 97141	Deed Reference #	2013-4949
		Sales Date/Price	08-08-2013 / \$0
		Appraiser	ROBERT BUCKINGHAM
Property Class	401	MA	SA
RMV Class	401	01	ST
NH			
401	01	ST	101

Site	Situs Address	City
1	7860 KILCHIS RIVER RD	COUNTY

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
0904	Land	144,580		Land	0	
	Impr	877,600		Impr	0	
	Code Area Total	1,022,180	551,490	551,490	0	
	Grand Total	1,022,180	551,490	551,490	0	

Land Breakdown							
Code Area	ID #	RFPD	Plan Ex	Zone	Value Source	Trend %	
0904					LANDSCAPE - GOOD	100	
	1	<input checked="" type="checkbox"/>		RR-2	Market	109	0.71 AC
					OSD - AVERAGE	100	123,390
							18,690
					Code Area Total	0.71 AC	144,580

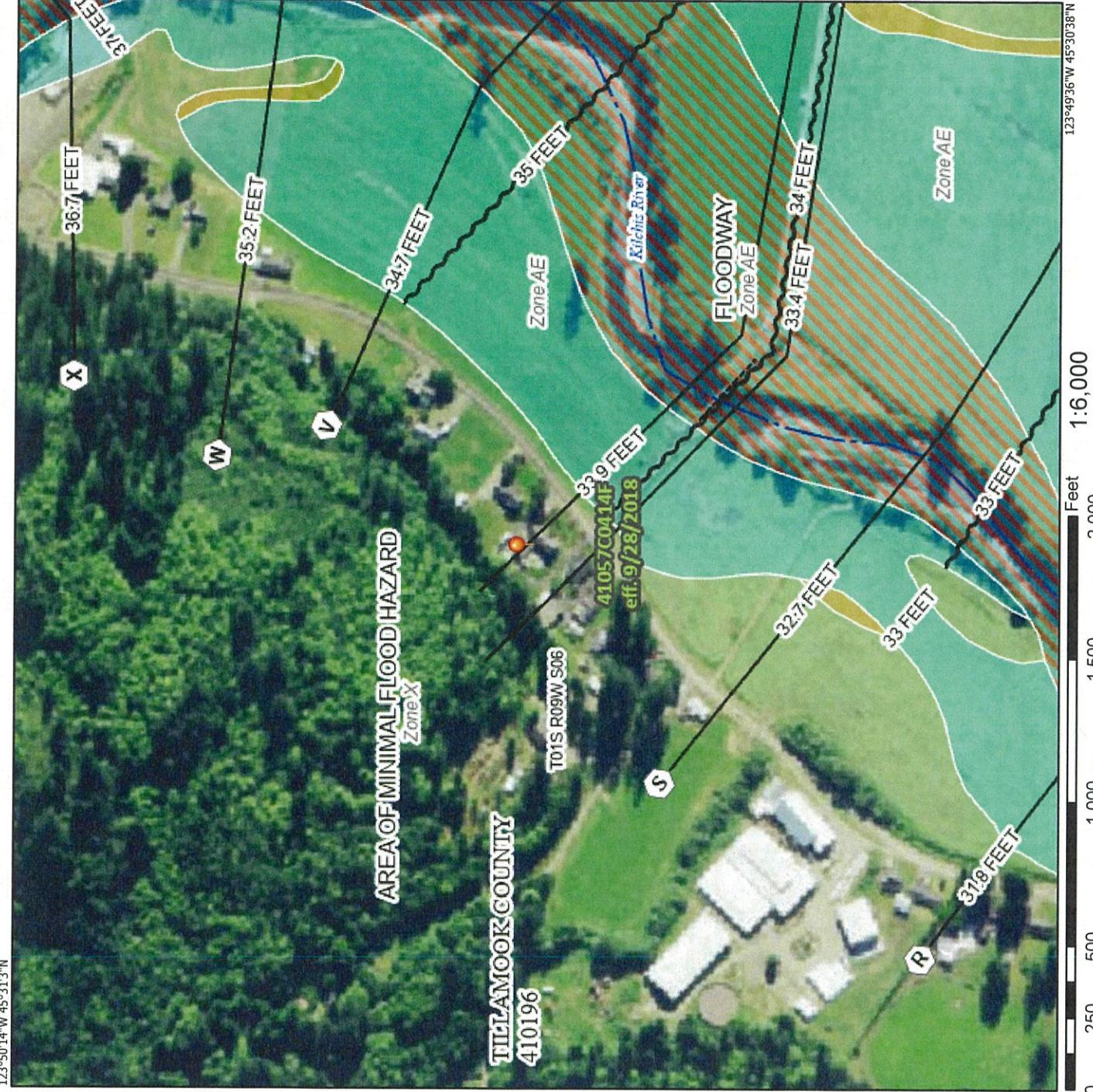
Improvement Breakdown							
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Trended RMV
0904	1	1987	145	Two story or more	109	4,322	877,600
					Code Area Total	4,322	877,600

Exemptions / Special Assessments / Notations						
Code Area	0904				Amount	Year Used
Special Assessments						
■ SOLID WASTE					12.00	2025
Fire Patrol					Amount	Acres
■ FIRE PATROL SURCHARGE					58.00	2025
■ FIRE PATROL NORTHWEST					20.00	0.71
						2025

National Flood Hazard Layer FIRMette

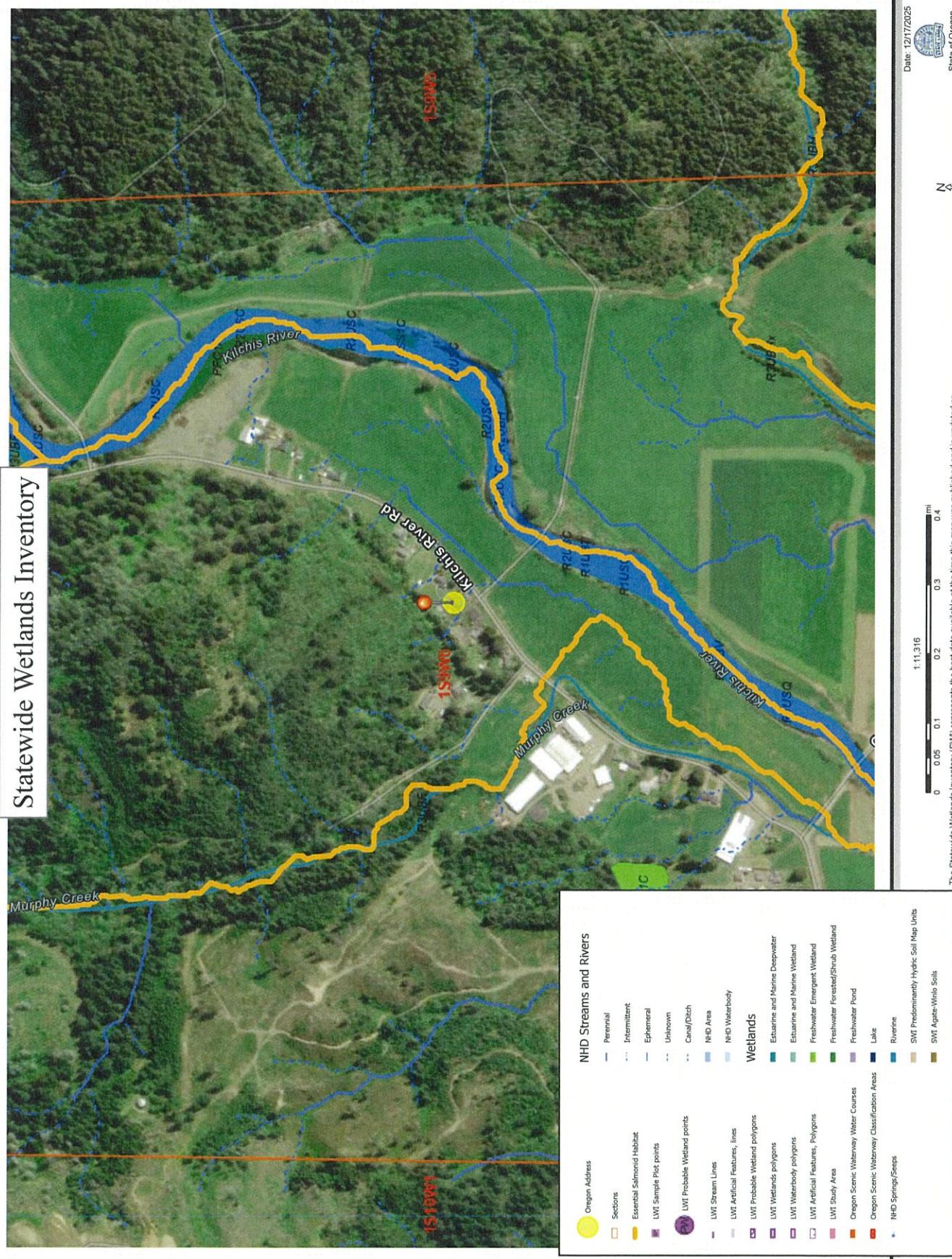


Legend





Statewide Wetlands Inventory



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

<https://www.oregon.gov/ds/WWPages/SW.aspx>

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Ryan Lewis Phone: 503-812-3272
Address: 7860 Klichis Rv Rd
City: Tillamook State: OR Zip: 97141
Email: ryan@robysfurniture.com

Property Owner

Name: George Lewis Phone: 503-812-3267
Address: 7860 Klichis Rv Rd
City: Tillamook State: OR Zip: 97141
Email: george@robysfurniture.com

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MJ</u>	
Receipt #:	
Fees: <u>1,470.00</u>	
Permit No: <u>851-5-00554-PLNG</u>	

Request: reduce the set back to 80 ft. The road is an effective barrier to the farmland. Farming isn't being done in the road way.

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:

7860 Klichis Rv Rd

Tillamook 97141

Map Number:

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)

Applicant Signature

11/17/2025

11/17/2025
Date

Lewis
1S-9-GAC-800

NOV 17 2025

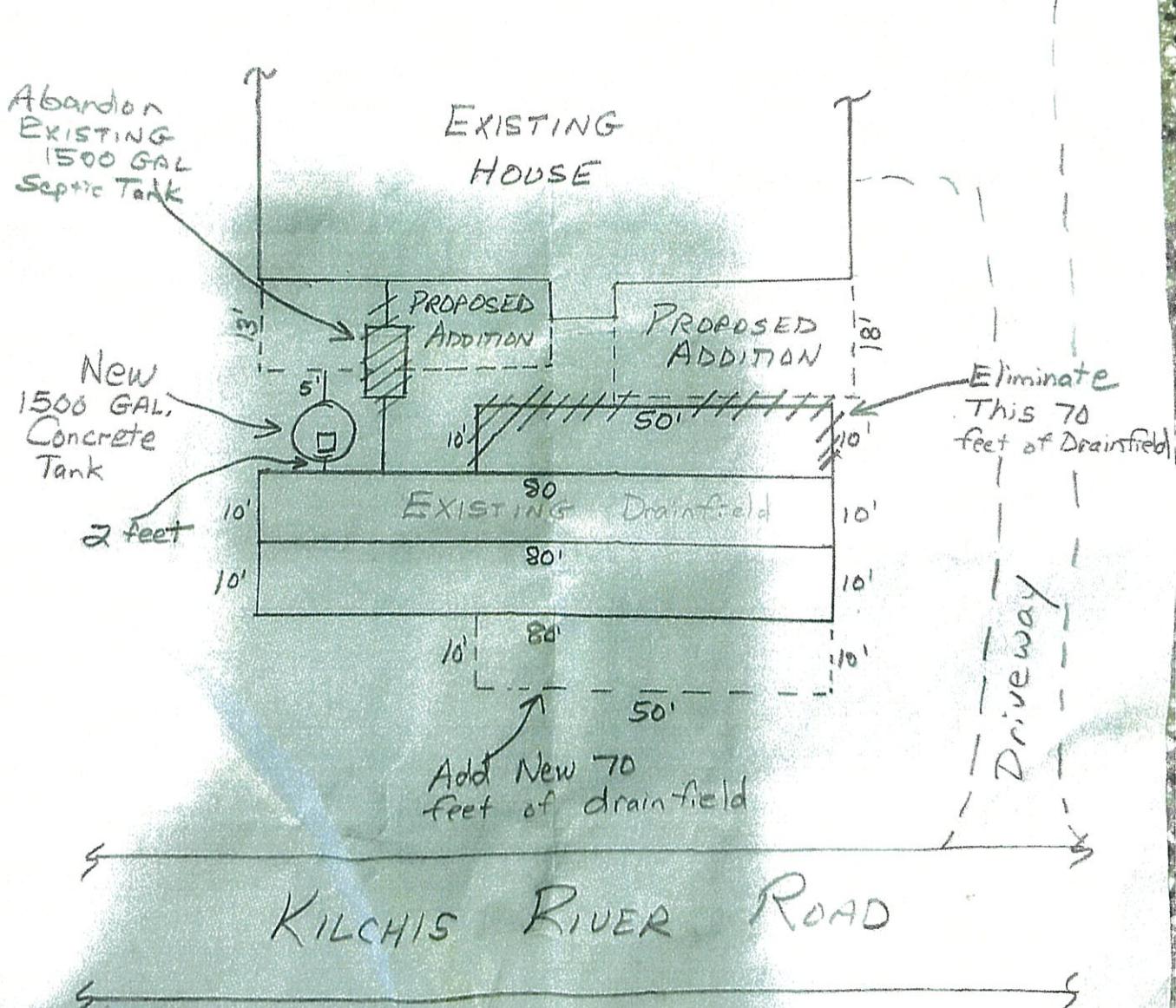


EXHIBIT C

Conrad Kurrelmeier

From: Brian Olle
Sent: Monday, December 22, 2025 11:22 AM
To: Conrad Kurrelmeier; Melissa Jenck
Cc: Sheila Shoemaker; Sarah Absher; Sarah Thompson
Subject: RE: Notice of Application #851-25-000554-PLNG

Hi Conrad,

Public Works has no comments or concerns with this request.

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Conrad Kurrelmeier <conrad.kurrelmeier@tillamookcounty.gov>
Sent: Wednesday, December 17, 2025 11:11 AM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>; Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: Notice of Application #851-25-000554-PLNG

Please see the link below to the notice of application for request #851-25-000554-PLNG

[851-25-000554-PLNG | Tillamook County OR](#)

Thank You,



Conrad Kurrelmeier | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-1111 x3314
conrad.kurrelmeier@tillamookcounty.gov

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

EXHIBIT D

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the Department of Community Development Staff at (503)842-3408 x3410.

After Recording Return To:

RESERVE FIVE COVENANT

(GRANJERS) are the owners of real property described as follows:

reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of _____

20

Print Names
Signature

State of _____, County of _____, County of _____

Subscribed and sworn to before me this _____ day of _____, 20____

SEAL

Notary Public of Oregon
My Commission Expires:

STATE OF OREGON
COUNTY OF TILLAMOOK