



Land of Cheese, Trees and Ocean Breeze

**RESOURCE ZONE EXCEPTION
#851-25-000598-PLNG: STRICKER**

*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: January 20th, 2026

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

#851-25-000598-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary to a 25-foot setback, establishing a 25-foot rear-yard setback to allow for the construction of a residential structure (single-family dwelling) (Exhibit A).

The subject property is located South of the City of Tillamook, located at Hurliman Hill Road, a Private Road and designated as Tax Lot 1201 in Section 21A of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Stricker Construction and the property owner is the Stanley Michael Kennedy Trust.

Written comments received by the Department of Community Development prior to 4:00p.m. on February 3rd, 2026, 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 February 4th, 2026.

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.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 sarah.thompson@tillamookcounty.gov

Sincerely,

Conrad Kurrelmeier

Conrad Kurrelmeier, Land Use Planner

Sarah Absher, CFM, Director
Enc. Applicable Ordinance Criteria, Maps

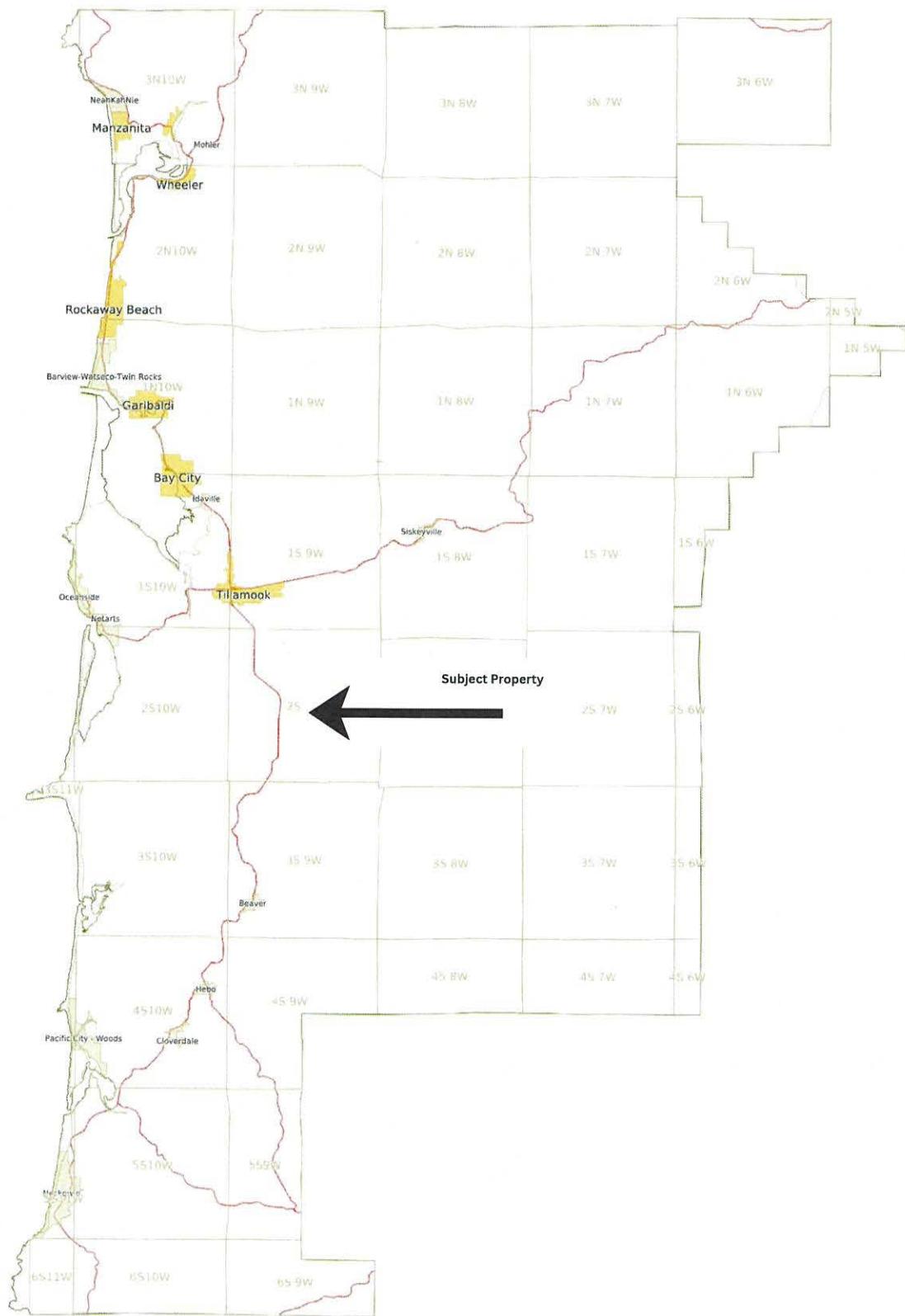
REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (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:

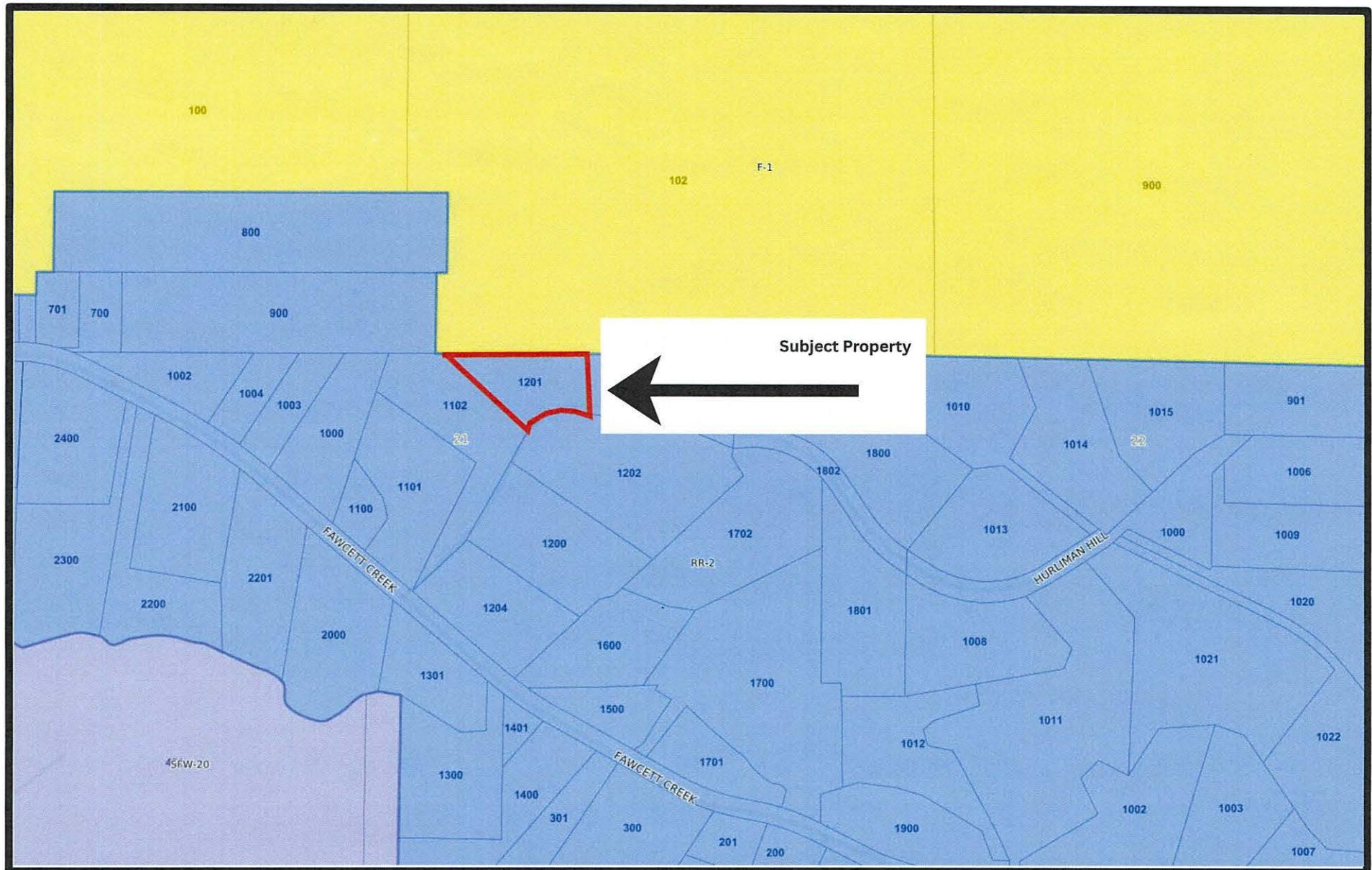
- ...
 - (f) The minimum front yard shall be 20 feet.
 - (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
 - (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
 - (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
- ...
 - (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.*

EXHIBIT A

Vicinity Map



Zoning Map



Generated with the GeoMOOSE Printing Utilities

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 300 400 Feet

N E 1/4 SEC.21 T.2S. R.9W. W.M.

TILLAMOOK COUNTY

02S09W21A

SEE MAP 2S 9W 15

$$1'' = 200$$

BOARD

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PORTION OF
PARTITION PLAT
090-05

PORTION OF
PARTITION PLATE
1993-42

9-12

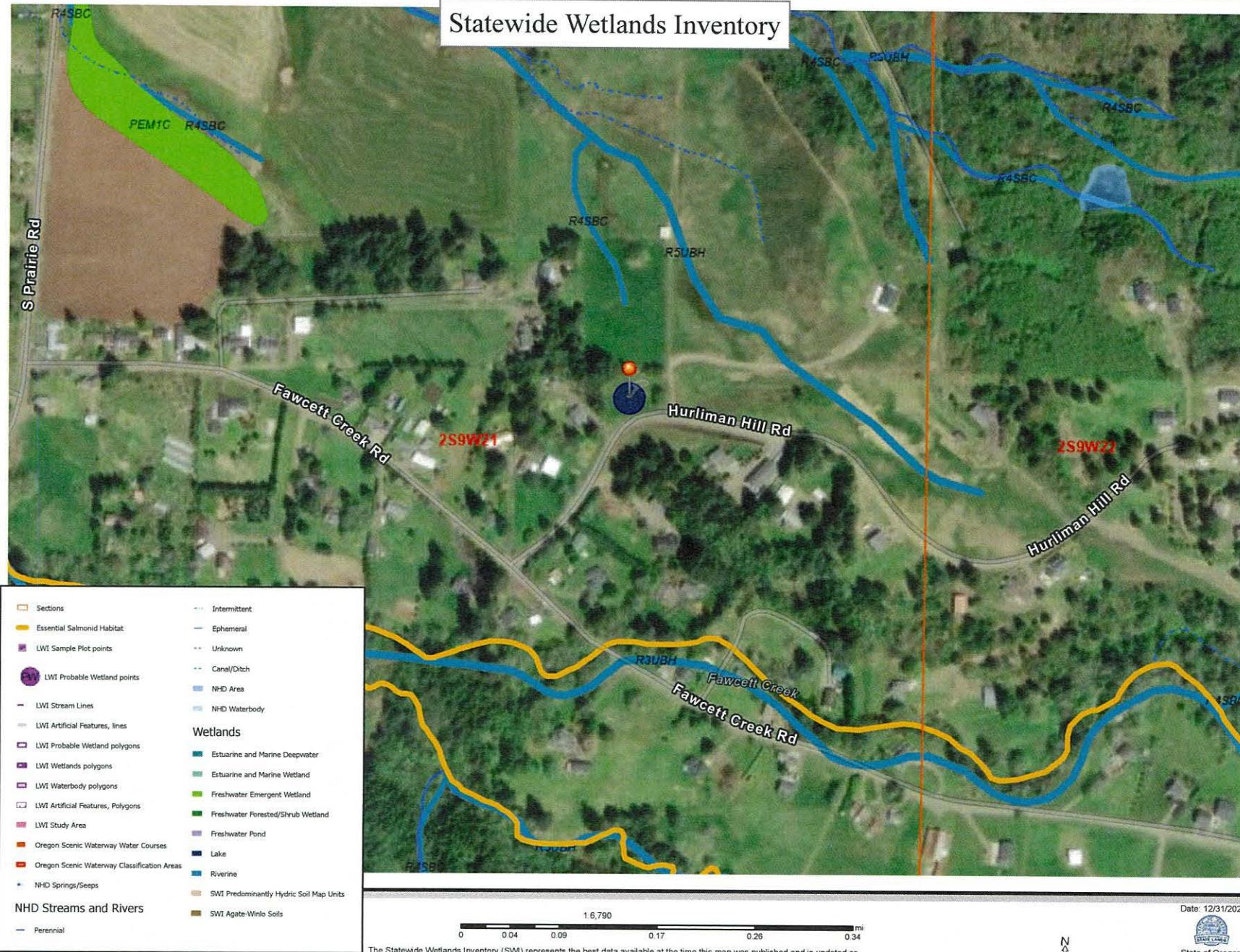
Subject Property

y

02S09W21A

Revised 12/15/21, WS

Statewide Wetlands Inventory



National Flood Hazard Layer FIRMette



123°47'32"W 45°23'25"N



Legend

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

	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	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
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	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
	Digital Data Available
	No Digital Data Available
	Unmapped



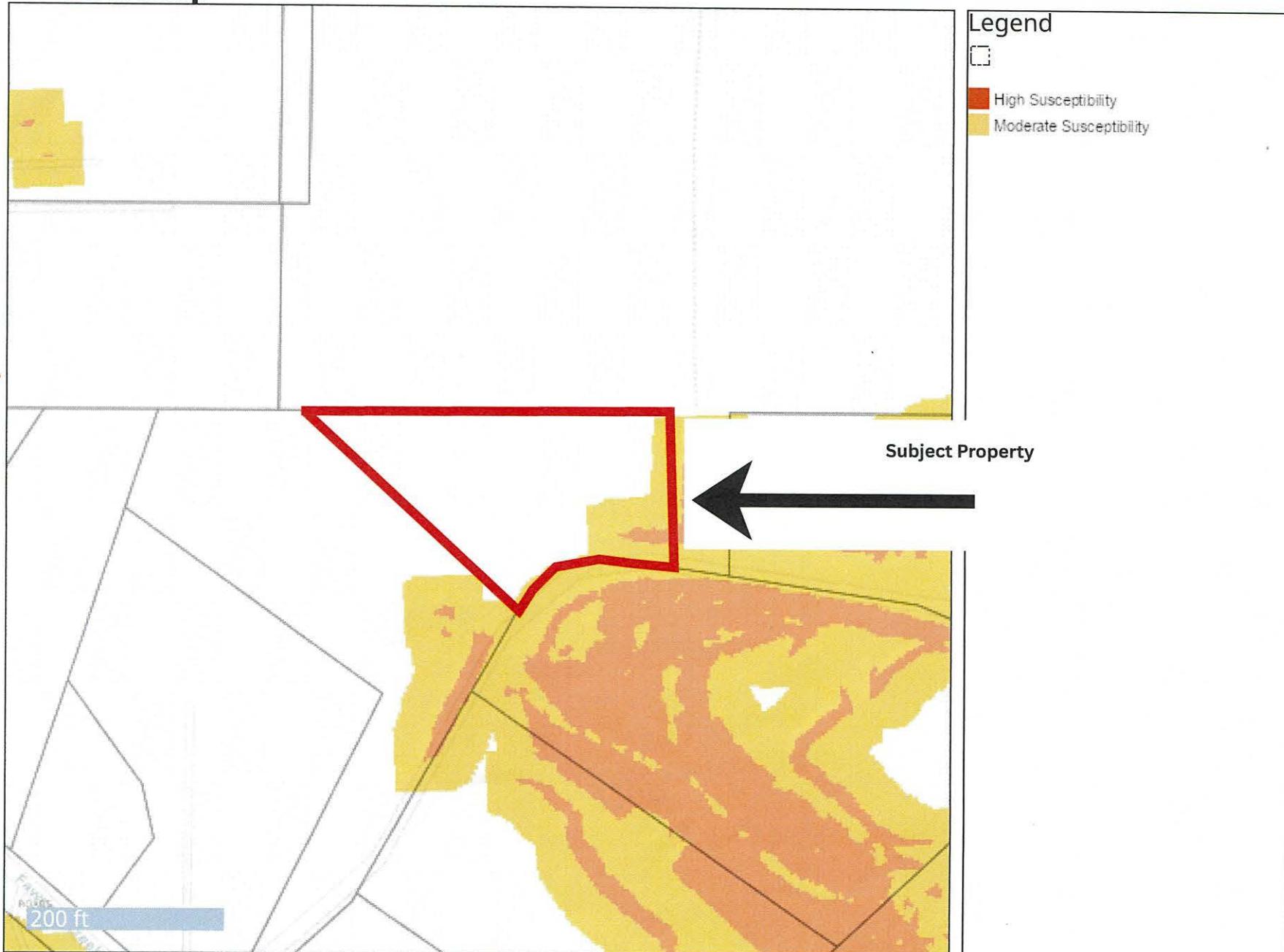
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 12/31/2025 at 6:58 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.

Hazard Map



Tillamook County
2025 Real Property Assessment Report
 Account 357517

Map	2S0921A001201	Tax Status	Assessable
Code - Tax ID	0912 - 357517	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	KENNEDY, STANLEY MICHAEL TRUSTEE & KENNEDY, RENEE ANN TRUSTEE 13875 S JOHN WAYNE LN MULINO OR 97042	Deed Reference #	2025-4038
		Sales Date/Price	09-15-2025 / \$0
		Appraiser	HANNAH HANCOCK
Property Class	400 MA SA NH		
RMV Class	400 01 AC 102		

Site	Situs Address	City
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Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
0912 Land	127,490			Land	0	
Impr	0			Impr	0	
Code Area Total	127,490	53,670	53,670			0
Grand Total	127,490	53,670	53,670			0

Land Breakdown								
Code Area	ID #	RFPD	Plan Ex	Zone	Value Source	Trend %	Size Land Class	Trended RMV
0912 1	<input checked="" type="checkbox"/>		RR-2		Market	109	1.08 AC	127,490
Code Area Total							1.08 AC	127,490

Improvement Breakdown							
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct Trended RMV

Exemptions / Special Assessments / Notations				
Notations	Amount		Tax	
■ FARMLAND - UNZONED (NONUSE) - POTENTIAL TAX 308A.706 ADDED 2019 2014-15-\$97.07 2015-16-\$98.52 2016-17-\$100.43 2017-18-\$104.54 2018-19-\$107.18	0.00		507.74	
Code Area 0912				
Fire Patrol	Amount		Acres	Year
■ FIRE PATROL NORTHWEST	20.00		1.08	2025
■ FIRE PATROL SURCHARGE	0.00			2025

Comments	1/11/07 Added RMV/MAV to account. KF 7/27/16 Land reappraisal, combined S1 into this account.LM 4/20/17 - Due to a Lot Line Adjustment, a portion of taxlot 2S9 21A 1201 will now be carried in taxlot 1101. There was also a size correction due to GIS acreage calculations. Moved buildings to taxlot 1101 and apportioned MAV. EJ. 06/21/19 Disqualified .36 acres from Designated Forestland program due to being below 2 acre minimum. Brought land to market and posted additional taxes. Disqualified .72 acres from Non-EFU program due to non use. Brought land to market and posted PAT. Applied exceptions for disqualified land. HT
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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

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Stricker Const Phone: 503 307 8975
Address: 315 N Juniper Ct Rockaway OR
City: Rockaway State: OR Zip: 97136
Email: StrickerConstruction@msn.com

Property Owner

Name: Stan & Renee Kennedy Phone: 503 784 1003
Address: 13875 S. John Wayne Ln
City: Myrtle State: OR Zip: 97042
Email: Tanner@KennedyJCS.com

OFFICE USE ONLY	
Date Stamp	
DEC 16 2025	
BY: Counter dropoff - 81	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No: 851- <u>25-000598</u> -PLNG	

Request: Reduce 100'-E1 resource setback to 25'
due to dimensional issues

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:

Map Number: 25 9 21A 1201
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

12-11-25

Date

12-11-25

Date

I wish to apply for a variance on the property 25 09 21A 1201 on Hurliman Hill Rd. in Tillamook.

Our new(proposed) home we would like to build would be 25' (at the closest point) to the north property (which is the farm property side). As you can see on the site plan, there is a tree line on about 90% of that property line. We are not able to shift the home more to the south due to steepness of lot adjacent to Hurliman Hill.

Thank you for your consideration

Jason Stricker
Stricker Construction Inc
CLB 155345
503 307 8975

