



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, 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:

...

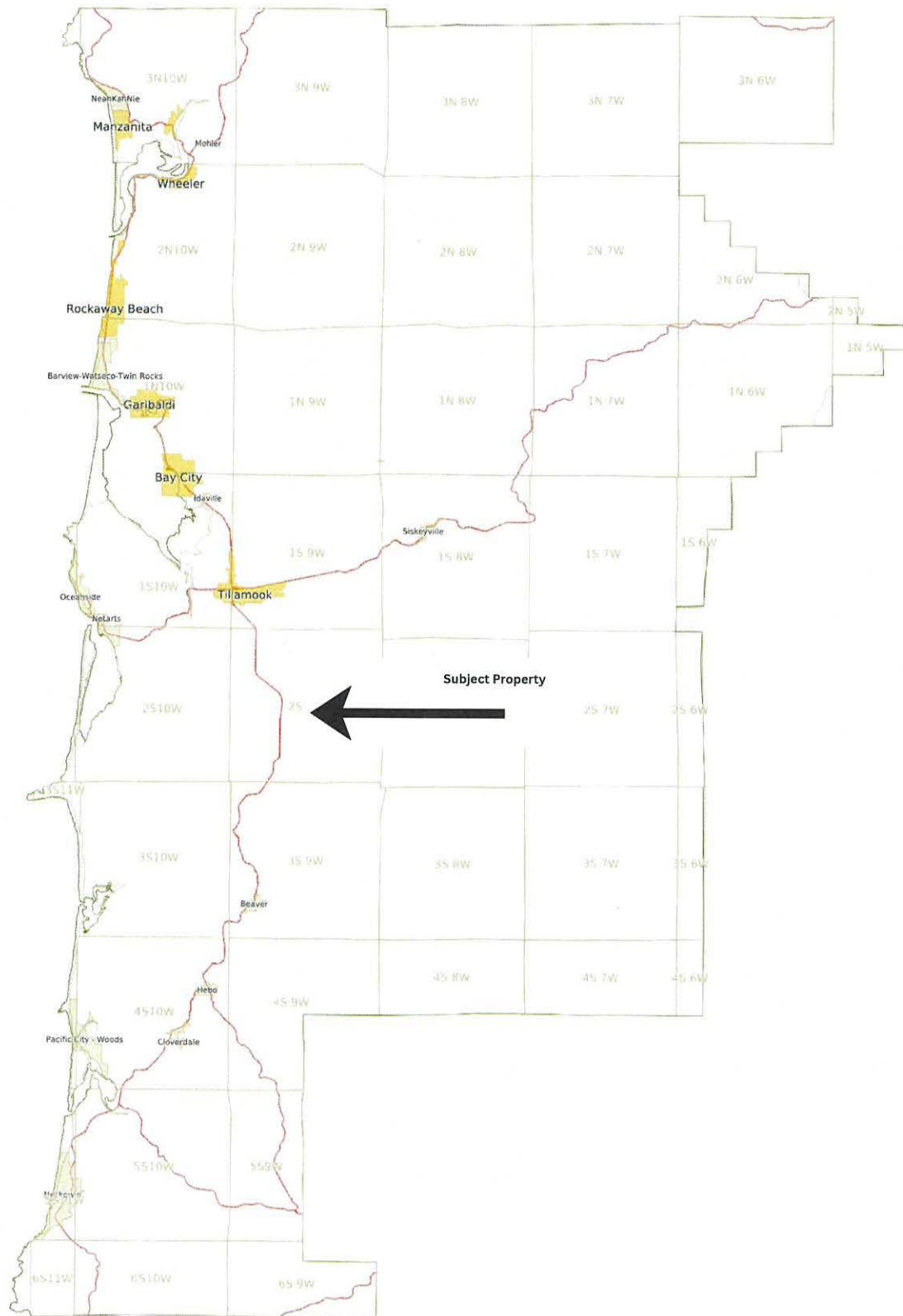
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 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.

...

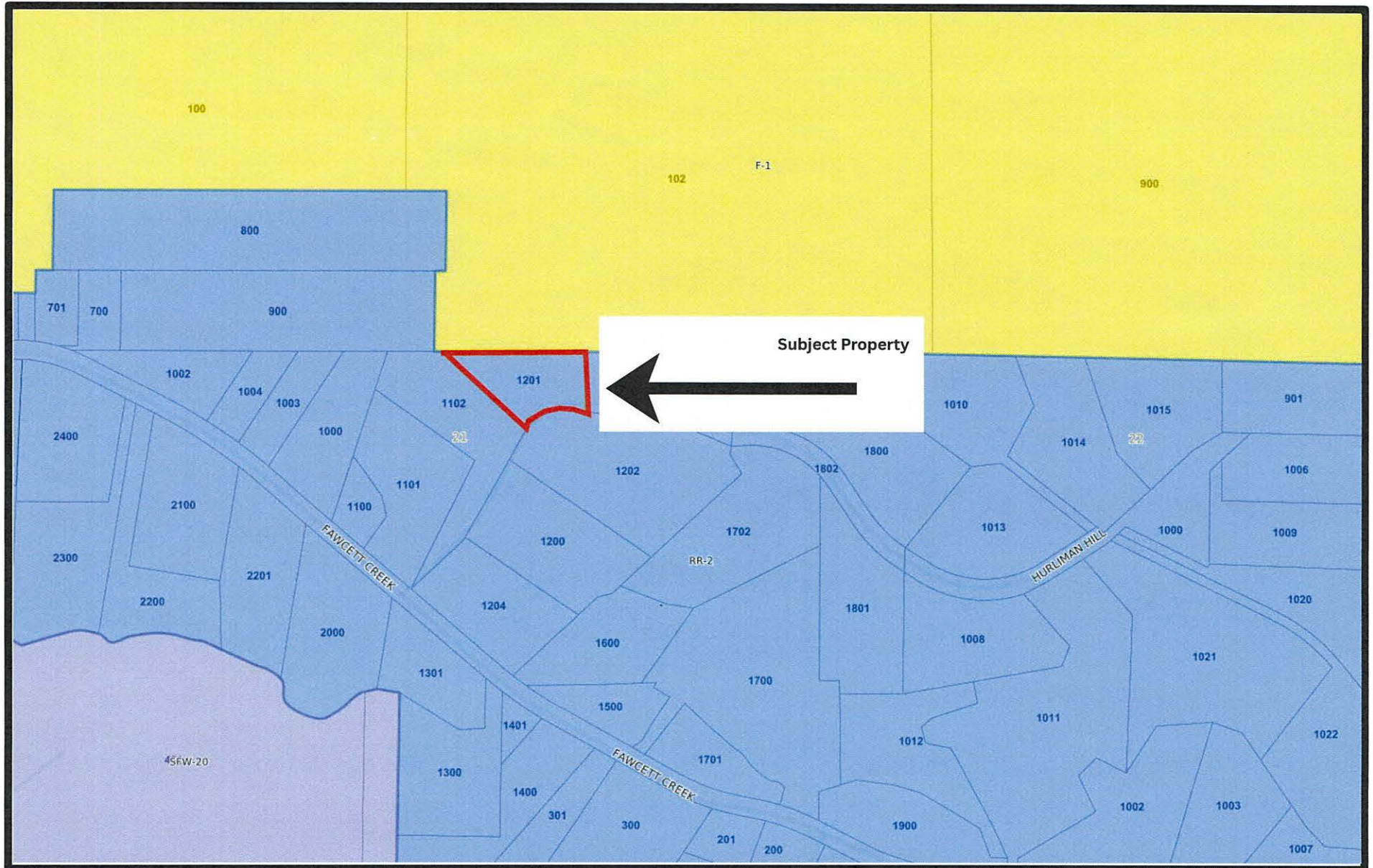
- (k) *No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not 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



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 300 400 Feet

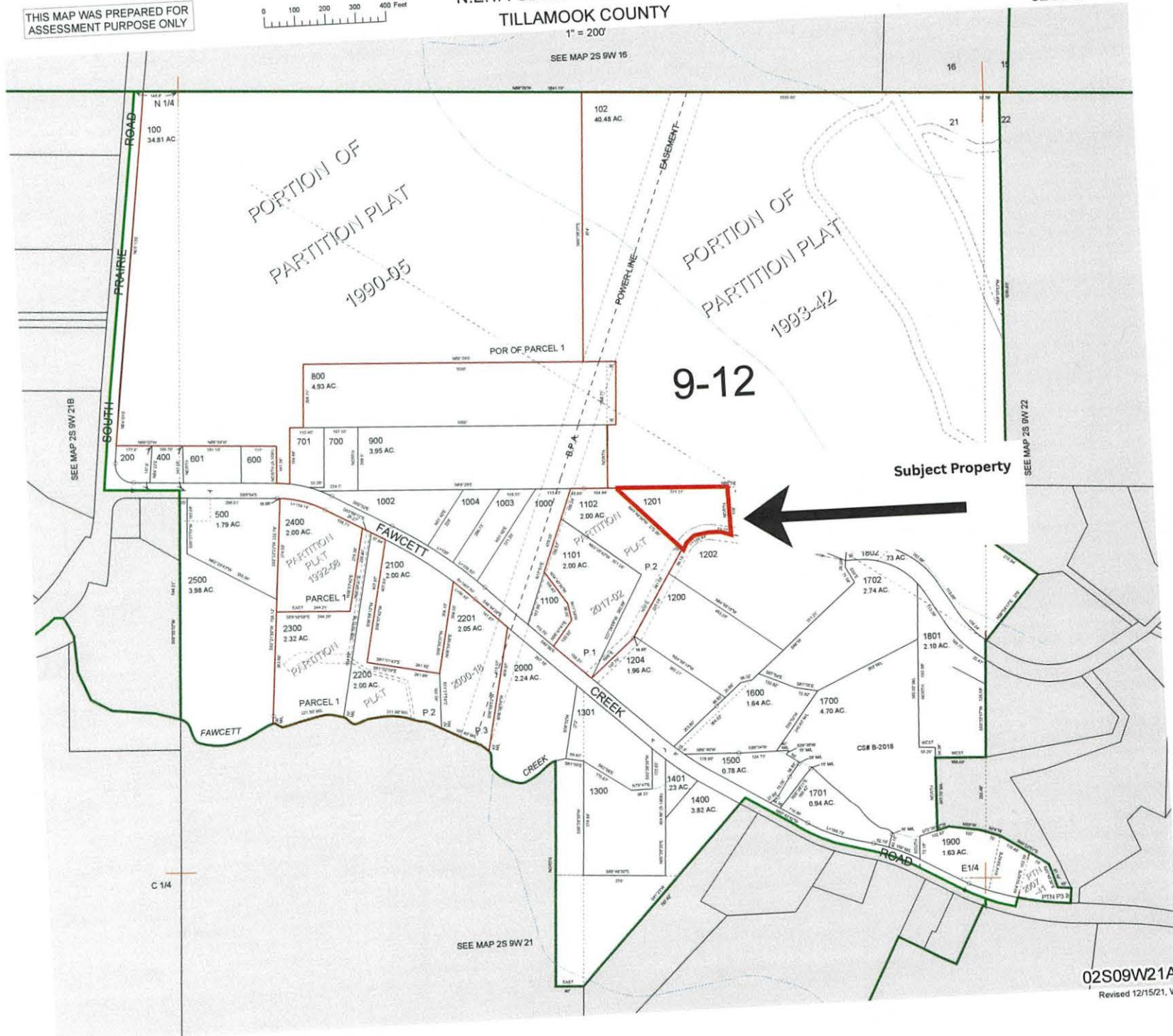
N.E.1/4 SEC.21 T.2S. R.9W. W.M.

TILLAMOOK COUNTY

1" = 200'

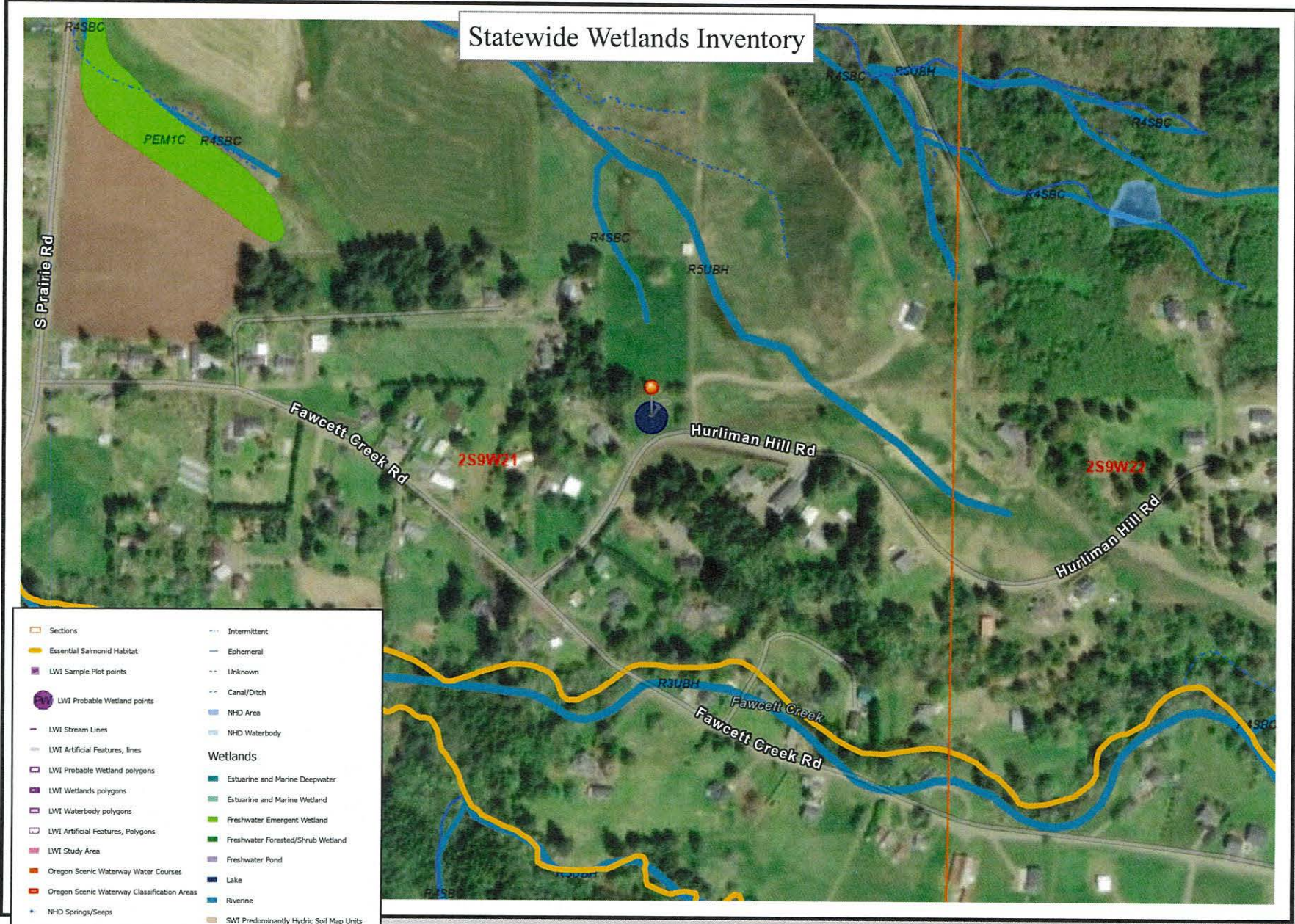
SEE MAP 2S 9W 15

02S09W21A



02S09W21A
Revised 12/15/21, WS

Statewide Wetlands Inventory



- | | |
|---|---|
| <ul style="list-style-type: none"> Sections Essential Salmonid Habitat LWI Sample Plot points LWI Probable Wetland points LWI Stream Lines LWI Artificial Features, lines LWI Probable Wetland polygons LWI Wetlands polygons LWI Waterbody polygons LWI Artificial Features, Polygons LWI Study Area Oregon Scenic Waterway Water Courses Oregon Scenic Waterway Classification Areas NHD Springs/Seeps NHD Streams and Rivers Perennial | <ul style="list-style-type: none"> Intermittent Ephemeral Unknown Canal/Ditch NHD Area NHD Waterbody <p>Wetlands</p> <ul style="list-style-type: none"> 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-Winko Soils |
|---|---|



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.

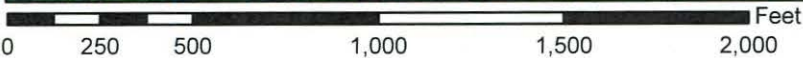
Date: 12/31/2025

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

National Flood Hazard Layer FIRMette



123°47'32"W 45°23'25"N



1:6,000

123°46'55"W 45°23'N

Basemap Imagery Source: USGS National Map 2023

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 |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| MAP PANELS | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| MAP PANELS | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | 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
Code - Tax ID 0912 - 357517

Tax Status Assessable
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 |
|---------------------------|-------------|

| | | 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 | Ex | Plan 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 | Year ID # | Stat Built | Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |

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

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: Medford State: OR Zip: 97504
Email: fanner@kennedyres.com

| OFFICE USE ONLY | |
|---|---------------------------------|
| Date Stamp | DEC 16 2025 |
| BY: <u>Counter dispatch</u> | |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by: | |
| Receipt #: | |
| Fees: | |
| Permit No: 851- <u>25-000590</u> -PLNG | |

Request: Reduce 100-ft 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
- ☐ Fore-dune 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

Date

Date

Land Use Application

Rev. 6/9/23

Page 1

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

Jasen Stricker
Stricker Construction Inc
CLB 155345
503 307 8975

