



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)  
503-842-3408

*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION  
#851-26-000097-PLNG: SAHNOW**

*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 13, 2026**

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

**#851-26-000097-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Small Farm and Woodlot (SFW-20) zone boundary to 5-feet, resulting in a 5-ft side yard setback to allow for the replacement of a residential structure (single-family dwelling) (Exhibit A).

The subject property is located of Sandlake Road, a County Road and designated as Tax Lot 302 in Section 31DA of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant and property owner is Steve and Kimberly Sahnaw.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 27, 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 May 28, 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 3301 or [sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov)

Sincerely,

Melissa Jenck, CFM, Senior 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:

...

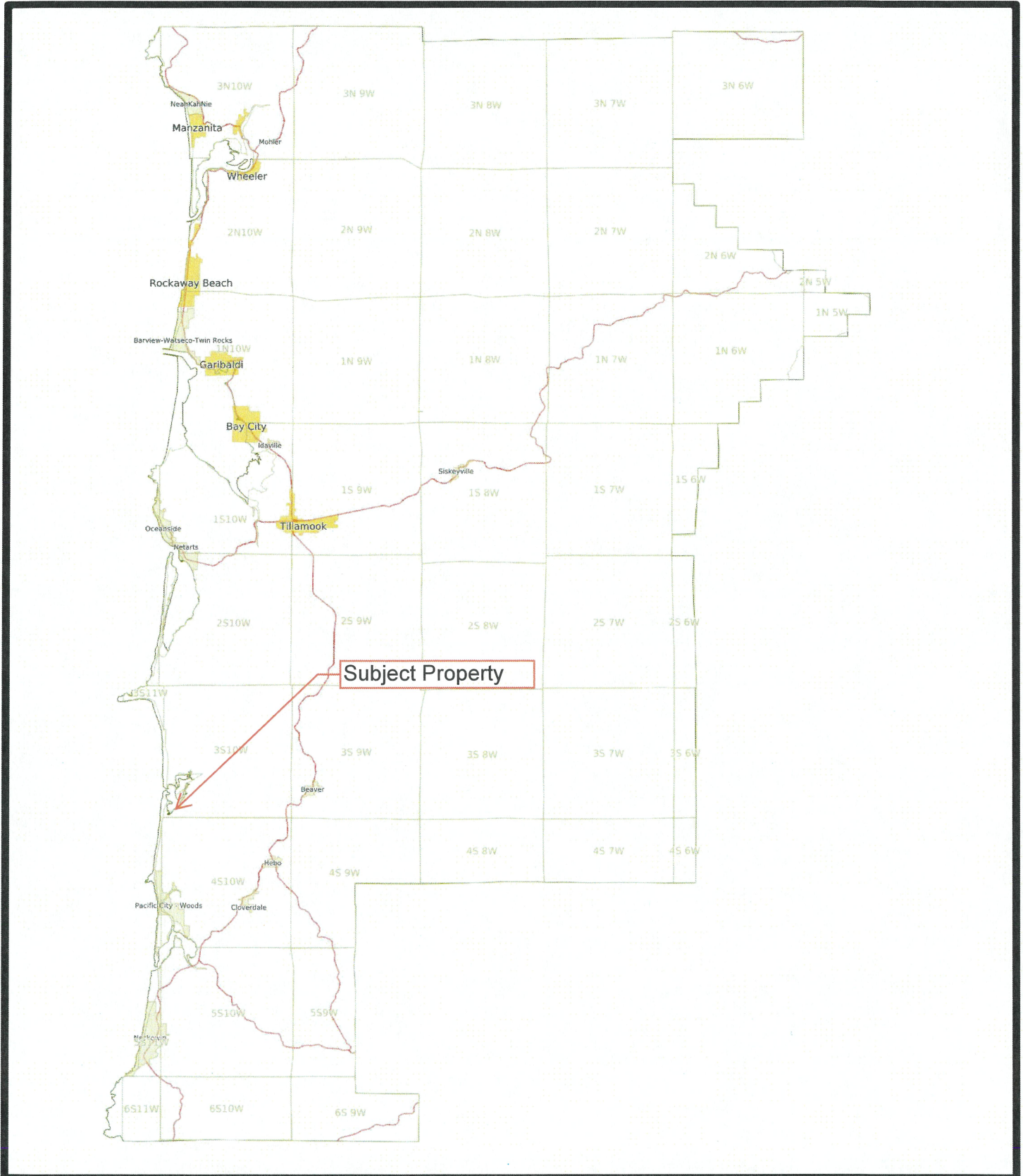
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be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





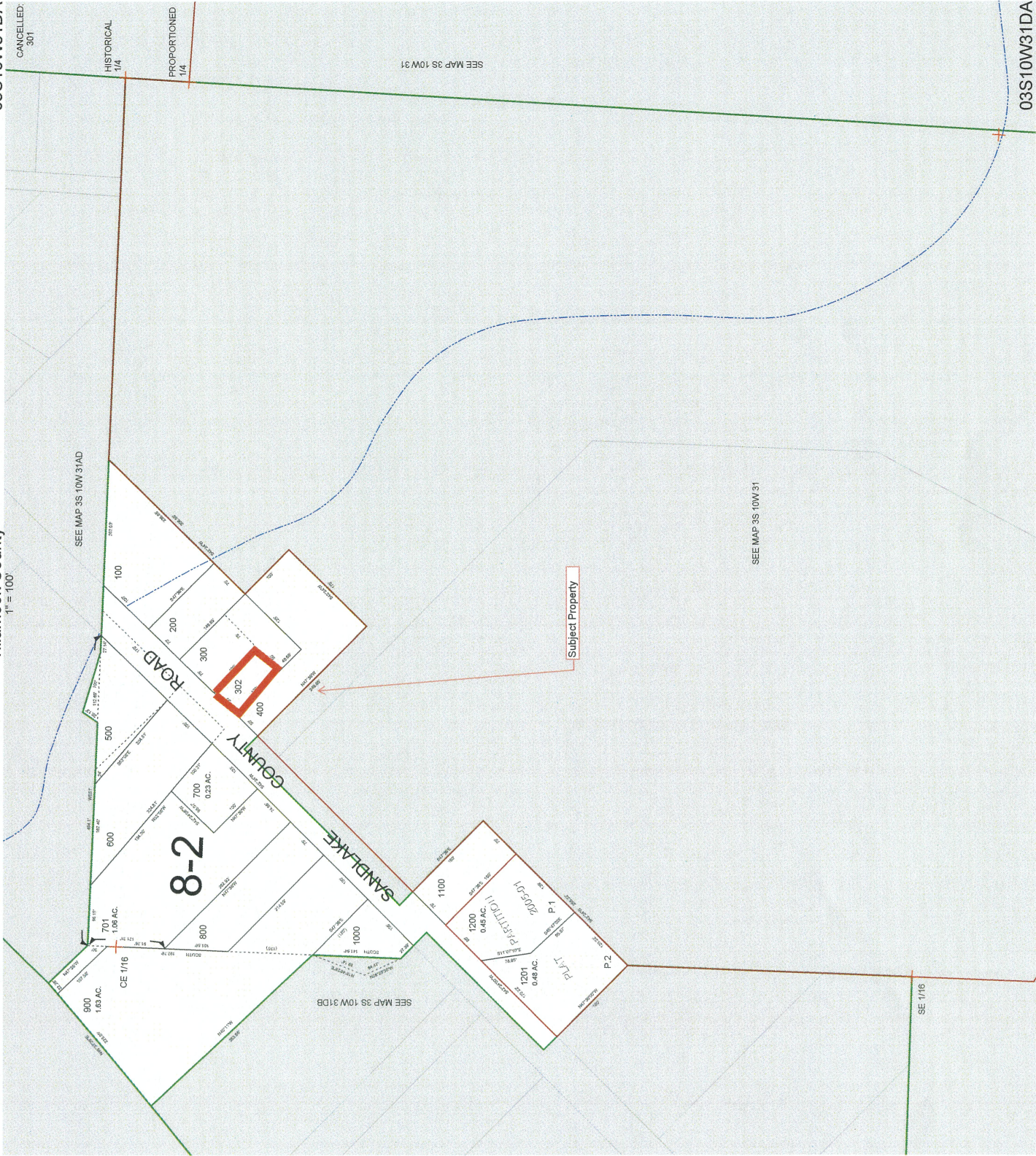
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL ENGINEERING, OR SURVEY PURPOSES

N.E. 1/4 S.E. 1/4 SEC. 31 T.3S. R. 10W. W.M.  
Tillamook County

1" = 100'

03S10W31DA

03S10W31DA  
REVISED 6/16/17, WS



SEE MAP 3S 10W 31

SE 1/16

SEE MAP 3S 10W 31

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 392037

**Map** 3S1031DA00302  
**Code - Tax ID** 0802 - 392037

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** SAHNOW, STEVE & KIMBERLY  
 35686 NW MOUNTAINDALE RD  
 BANKS OR 97106

**Deed Reference #** 2026-1258  
**Sales Date/Price** 03-26-2026 / \$0  
**Appraiser** ROBERT BUCKINGHAM

**Property Class** 400 MA SA NH  
**RMV Class** 400 06 BV 607

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0802	Land	38,250		Land	0	
	Impr	0		Impr	0	
<b>Code Area Total</b>		38,250	8,420	8,420	0	
<b>Grand Total</b>		38,250	8,420	8,420	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802	0			RR-2	Market	109	0.11 AC		38,250
<b>Code Area Total</b>							0.11 AC		38,250

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

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
0802	<b>Fire Patrol</b>					
	■ FIRE PATROL NORTHWEST			20.00	0.11	2025
	<b>Fire Patrol</b>					
	■ FIRE PATROL SURCHARGE			0.00		2025

**Comments** 02/09/17 Reappraised land; tabled values. RBB

# National Flood Hazard Layer FIRMette

123°57'14"W 45°16'13"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

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 OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMFRs
- Area of Undetermined Flood Hazard *Zone*

### OTHER AREAS

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

### GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

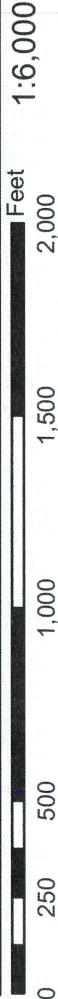
### MAP PANELS

- 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 5/13/2026 at 9:29 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.

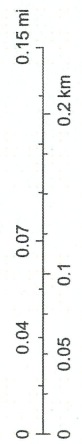
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Statewide Wetlands Inventory



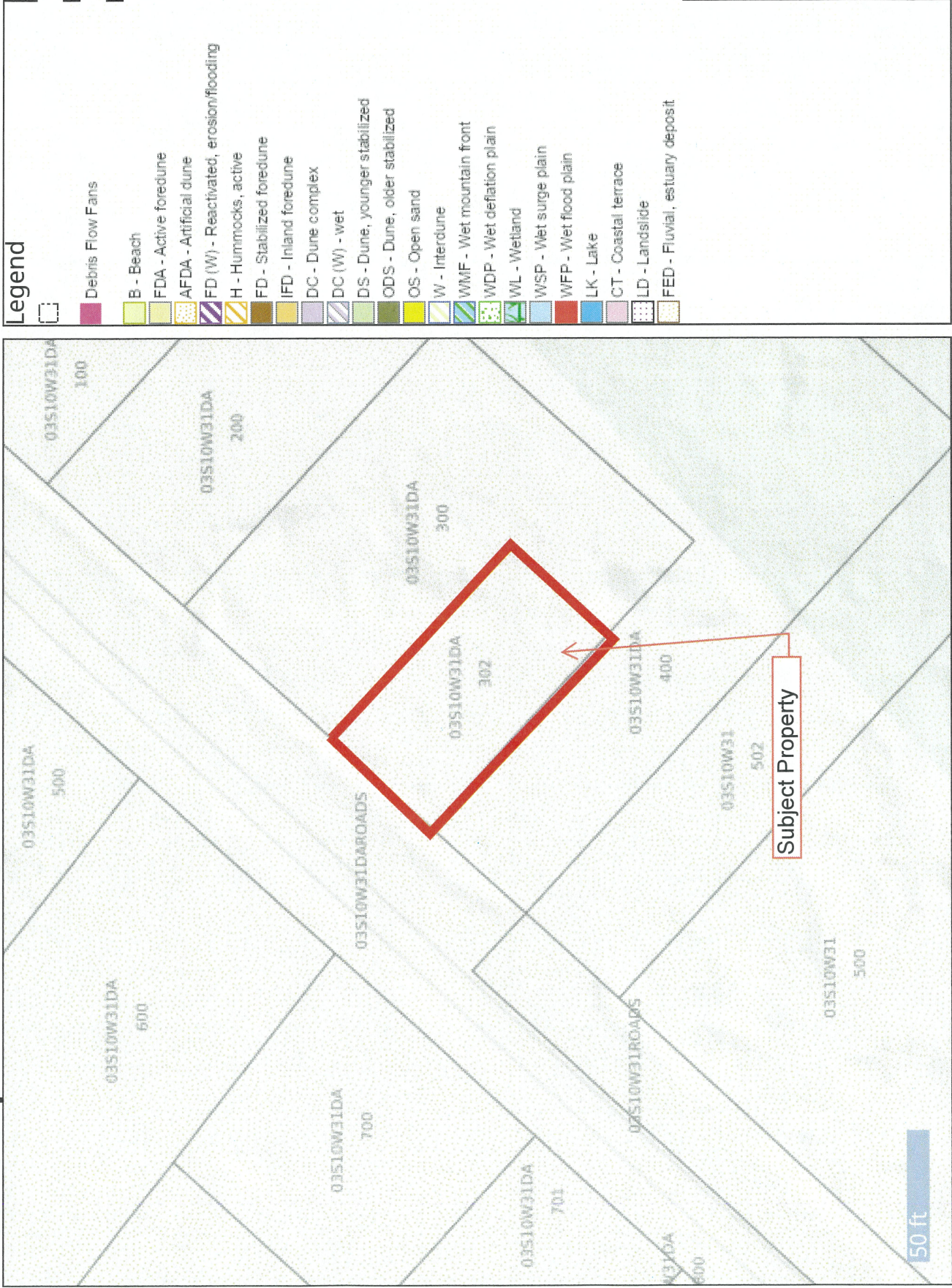
5/13/2026, 2:29:26 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TNM - National Hydrography Dataset, Data Refreshed April, 2026., Source: Esri, Vantor, Earthstar Geographics, and the GIS User

- Oregon Address
- Sections
- Large Scale
- Perennial
- - - Intermittent
- Artificial Path
- NHD Waterbody
- USFWS National Wetlands Inventory NWI
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine
- SWI Predominantly Hydric Map Units

# Hazard Map



# EXHIBIT B



## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Steve & Kim Sahnaw Phone: 503-313-5500

Address: 26055 Sandlake Rd

City: Cloverdale State: OR Zip: 97112

Email: sahnawsteve@gmail.com

### Property Owner

Name: Phone:

Address:

City: State: Zip:

Email:

OFFICE USE ONLY
Date Stamp <b>RECEIVED</b> MAR 05 2026 BY: <i>SAT</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #: 147641
Fees: 1400
Permit No: 851-26-00097-PLNG

Request: Request to reduce the 100ft resource zone (forest) set back requirements to 5ft setback (side setback). Current lot is unbuildable without exception. All other setback requirements are met. The 5ft setback from resource land would be in addition to the 48ft. driveway easement already in place.

### 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: 3s1031<sup>d</sup>ba00302

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.

*[Signature]*  
Property Owner Signature (Required)

*Kim Sahnaw*

3.2.26  
Date

Applicant Signature

Date



DEPARTMENT OF COMMUNITY DEVELOPMENT  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street  
Tillamook, Oregon 97141

*Land of Cheese, Trees and Ocean Breeze*

Building (503)842-3407  
Planning (503)842-3408  
On-Site Sanitation (503)842-3409  
FAX (503)842-1819  
Toll Free 1 (800)488-8280

November 19, 2018

Boyd & Kathy Stuwe  
10481 SW Nicole Drive  
Powell Butte, OR 97753

RE: **Site Evaluation Results – Site Approval Permit #18-0188-EVAL  
T3S, R10W, Sec. 31DA, Tax Lot No. 302, Tillamook County**

Dear Owner:

The above-described property was evaluated for suitability of on-site sewage disposal systems on the following date(s): **10/03/2018**. Based on this evaluation, the following on-site sewage disposal systems are approved:

**Initial system: Standard System with 250 Lineal Feet of Absorption Trenches\***  
**Repair system: Standard System with 250 Lineal Feet of Absorption Trenches \***  
**\*refer to the site evaluation report for detailed system specifications**

Peak sewage flow is limited to a maximum of **300** gallons per day. This is normally sufficient to serve a single family dwelling of up to **two** bedrooms. The attached Site Evaluation Report includes more specific details and further conditions of the site approval.

**This site evaluation is NOT a construction permit-** When you are ready to proceed with system construction, contact this office for a permit to construct application package. The permit to construct must be issued before any construction can start on the property.

**Request for Site Evaluation Report Review or Request for Variance-** If you believe that an error was made in the evaluation of your property, you may apply for a Site Evaluation Report Review within 30 days of the site evaluation report issue date at a cost of \$659. If you would like to apply for a Variance from one or more of the On-Site Sewage Disposal rules, you may apply for a Variance at a cost of \$2142.

If you have any other questions about this report, please feel free to contact me at [cchiola@co.tillamook.or.us](mailto:cchiola@co.tillamook.or.us) or at (503) 842-3409.

Sincerely,

A handwritten signature in blue ink that reads "Chris Chiola".

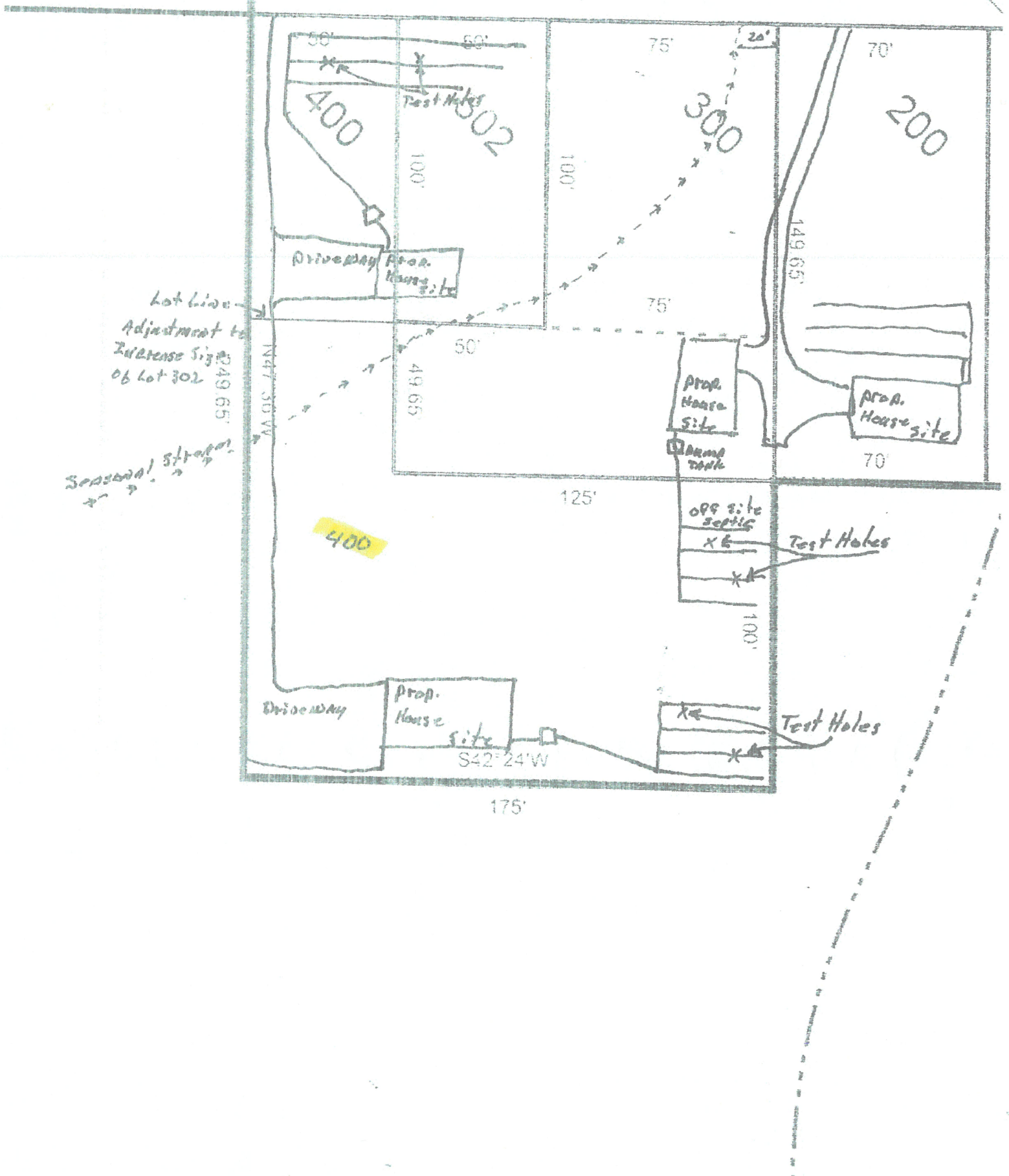
Chris Chiola  
Environmental Program Manager  
Tillamook County Onsite Sanitation

24'W




SANDLAKE

COUNTY

ROAD



**KEY**

-  SEASONAL CREEK
-  SETBACKS: 20' FRONT AND BACK, 5' SIDES
-  SEPTIC

Requested exemption for lot 302 diagrammed below. Front yard setback (20'), rear yard setback (20'), side yard setbacks (5'), and creek setback (15') requirements are all met. Previously-approved septic location and lines are also shown.

