



Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW# 851-21-000126-PLNG: Davis

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: October 21, 2021

REPORT PREPARED BY: Christopher S. Laws, Planner II

I. GENERAL INFORMATION:

Request: A Non-Conforming Minor Review request to allow the expansion of a non-conforming use involving the placement of a residential structure in a location which conforms to the dimensional standards of the zone and required riparian setbacks (Exhibit B).

Location: The proposed site of development is off of Reeher Road, a private road. The subject property is accessed off the Wilson River Highway via Reeher Road and is designated as Tax Lot 800 in Section 04 of Township 1 North, Range 07 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Rural Residential 2 Acre (RR-2) (Exhibit A)

Applicant: Duane Davis, 7049 Woodsbay Lane, Rock Hill, SC 29732

Property Owner: Reehers Homestead Inc, 48500 Wilson River Highway, Tillamook, OR 97141

Description of Site and Vicinity: The subject property is split-zoned Small Farm Woodlot 20 acre (SFW-20) and Rural Residential 2 acre (RR-2) (Exhibit A). The site of proposed dwelling is entirely located in the RR-2 portion of the subject property (Exhibits A and B). The subject property is surrounded to the north, east and west by large Forest zoned timber tracts (Exhibit A). The subject property abuts privately-owned RR-2 and SFW-20 properties to the south, most of which are currently undeveloped (Exhibit A). Reehers Homestead Inc also owns adjoining

properties to the north, east, west and south of the subject property (taxlots 1N07030000300, 1N0710B000100, 1N07040000700 and 1N07040000100).

The subject property is forested, encompasses approximately 70 acres and is improved with several roads, dwellings and accessory structures the majority of which were originally established between 1930 and 1950 (Exhibit A). County records indicate that the current use of the subject property has been considered by the county planning department to be a mobile/manufactured home park.

Applicant states that they desire to place a new 1,456sf single-family dwelling located approximately between Reeher Rd & Bend Creek road near the “T” of Big Stump Road & Bend Creek Rd. (Exhibits A and B).

The subject property is in an area contained on FEMA Firm 4101960125A which is not printed. There are no mapped wetlands on the subject property (Exhibit A). There are several creeks which traverse the property and the Wilson River also traverses the property (Exhibit A). The subject property is not in a geologic hazard area.

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, considering these criteria, is discussed in Section III of this report:

- A. TCLUO Section 3.010 Rural Residential 2 Acre
- B. TCLUO Section 4.140 Requirements for Protection of Water Quality and Streambank Stabilization
- C. TCLUO Article VII, Section 7.020: Nonconforming Uses and Structures

III. ANALYSIS:

A. Section 3.010 Rural Residential 2 Acre

PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

1. **TCLUO Sections 3.010(2) and (3)** list the uses currently permitted in the RR-2 Zone. The zone does not permit multiple dwellings on a single property outside of community growth boundaries and does not permit a mobile/manufactured home park outright or conditionally.

Findings: As is further discussed below in section C, Staff finds that the current use of the subject property as a mobile/manufactured home park was legally established prior to the adoption of current ordinance but is no longer a use allowed in the RR-2 zone and is therefore an existing nonconforming use as defined in TCLUO 7.020.

2. **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:*

...

(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

Findings: The proposed site of development is over 100 feet from an adjacent resource zone (Exhibit A). Staff finds that these standards can be met through compliance with Conditions of Approval.

B. TCLUO Section 4.140 Requirements for Protection of Water Quality and Streambank Stabilization

Section 4.140 defines areas of riparian protection as those within 50 feet of the Wilson River, within 25 feet of streams or creeks with a channel width greater than 15 feet and within 15 feet of all perennial streams and creeks with channel widths less than 15 feet as measured from the more landward of the mean high-water line or the line of non-aquatic vegetation. All development is to be located outside of these areas and all trees and at least 50 percent of the understory vegetation are to be retained in these areas unless the applicant can demonstrate that an exception listed in 4.140(2), (3) and/or (4) can be met.

Findings: Staff finds that these standards can be met through compliance with Conditions of Approval.

C. Article VII, Section 7.020 Nonconforming Uses and Structures

The purpose of the NONCONFORMING USES AND STRUCTURES provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses which pre-date, and which do not comply with, this Ordinance. The intent is to allow changes to nonconforming uses and structures in a manner that does not increase the level of adverse impact to surrounding areas. These provisions are intended to be consistent with ORS 215.130.

- 1. TCLUO Section 7.020(1) ‘Definitions’:** A nonconforming use is defined in the Tillamook County Land Use Ordinance (TCLUO) Section 7.020 as “*A use that does not conform to current requirements of this Ordinance but which legally existed at the time the applicable section(s) of the Ordinance took effect and has continued into the present without discontinuance as described in Section 7.020 (6)*”.

County records indicate that the current use of the subject property has been considered by the county planning department to be a mobile/manufactured home park. When the subject property was re-zoned Rural Residential 2 Acre in 1981, mobile home parks were permitted conditionally in the RR-2 zone. Although there is no documentation that a conditional use permit was applied for, County records indicate that the likely intent of the zone change was to establish the mobile/manufactured home park on the subject property as an existing permitted use. In 2002 the Rural Residential 2 Acre Zone was amended in order to comply with state requirements. That amendment removed mobile/manufactured home parks from the uses allowed in the zone. TCLUO sections 3.010(2) and (3) list the uses currently permitted in the RR-2 Zone. The zone does not permit multiple dwellings on a single property outside of community growth boundaries and does not permit a mobile/manufactured home park outright or conditionally.

Findings: Staff finds that the current use of the subject property as a mobile/manufactured home park was legally established prior to the adoption of current ordinance but is no longer a use allowed in the RR-2 zone and is therefore an existing nonconforming use as defined in TCLUO 7.020.

- 2. TCLUO Section 7.020(4) ‘Alteration or Expansion’** indicates that the alteration or expansion of a nonconforming use shall be subject to satisfaction of the Nonconforming Minor Review criteria outlined in Section 7.020(11).

Findings: Staff finds that Applicant's request to site a dwelling at a location that is currently undeveloped expands the area devoted to the use and alters the characteristics of the use by changing the location of one of the structures devoted to the use. Staff finds that, in this case, the nonconforming use of the subject property is not limited to the use of the structure in question and is associated with and consists of the existence of multiple dwellings on the subject property. Staff finds that this constitutes an expansion of the nonconforming use of the subject property and is therefore subject to the satisfaction of the Minor Review criteria outlined in TCLUO Section 7.020(11) which is addressed below.

3. TCLUO Article X requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 250 feet of the subject property and applicable agencies. Staff must allow at least 14 days for written comment and must consider received comments in making the decision.

Findings: A notice of the request was mailed to property owners within 750 feet of the subject property on July 12, 2021 (Exhibit C).

4. TCLUO Section 7.020(11) Minor Review: *Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:*
(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

- i. A comparison of existing use or structure with the proposed change using the following factors:*
 - (1) Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*

Findings: In regards to changes from the current property use to the proposed placement of a new single-family residence the Applicant states: *"minimal smoke from wood burning stove"*. (Exhibit B). Regulation and minimization of adverse impacts such as noise, vibration, dust and glare related to residential use is achieved through compliance with development standards such as yard setbacks.. Staff finds that Applicant is proposing to place a single-family dwelling that conforms to the dimensional standards of the zone and that the new dwelling should not have adverse impacts on surrounding properties. Staff finds that this criterion has been met.

- (2) Number and kinds of vehicular trips to the site;*

Findings: Applicant states: *"Regular coming/going of household of 1-2 normal household vehicles"* (Exhibit B). Staff finds that the new single-family dwelling will not result in a substantial increase in vehicular trips. Staff finds that this criterion has been met.

- (3) Amount and nature of outside storage, loading and parking;*

Findings: The applicant states: *"1 storage shed, and 2 car garage with storage area"* (Exhibits A and B). Staff finds that the proposed development will not result in any greater adverse impact to neighboring properties from existing outside storage and parking. Staff finds that this criterion has been met.

- (4) Visual impact;*

Findings: Applicant states: *"minimum visibility from Reeher Road; visible from Bend Creek Road site entrance with minimal or no visibility"* (Exhibit B). The County regulates visual impact through compliance with maximum building height requirements. Staff finds that this criterion can be met through compliance with Conditions of Approval.

(5) *Hours of operation;*

Findings: The proposed structure will be used a single-family dwelling with no standard hours of operation. Staff finds that the residential use of the proposed dwelling will not result in any greater adverse impact to neighboring properties. Staff finds that this criterion has been met.

(6) *Effect on existing vegetation;*

Findings: The Applicant states: “clearing of trees and vegetation for structures to create defensible space against fires; Reeher’s Homestead Incorporated (RHI) forester James Reeher approved removal of trees for site development” (Exhibit B). Staff finds that significant vegetative cover is present on the subject property and that a significant area of vegetation will remain between the proposed site of development and adjacent dwellings and property lines (Exhibits A and B). Staff finds that this criterion can be met through Conditions of Approval requiring compliance with TCLUO Section 4.140 ‘Requirements for Protection of Water Quality and Streambank Stabilization’.

(7) *Effect on water drainage and water quality;*

- D. Findings:** The applicant states that no negative impact to water drainage or quality is anticipated as a result of the proposed development (Exhibit B). Staff finds that this criterion can be met through Conditions of Approval requiring demonstration of septic installation permit approval and compliance with TCLUO Section 4.140 ‘Requirements for Protection of Water Quality and Streambank Stabilization’ be provided at the time of applying for Zoning and Building permit approvals.

(8) *Service or other benefit to the use or structure provides to the area; and*

Findings: Staff finds that the use of the single-family dwelling will remain residential in nature. Any services or benefits that could be provided remain unchanged. Staff finds that this criterion has been met.

(9) *Other factors relating to conflicts or incompatibility with the character or needs of the area.*

Findings: Staff finds that the subject property is currently improved with several residential dwellings located on sites over 13,000 square feet in size and clustered along existing roads (Exhibits A). Staff finds that the proposed development is on an existing road in a developed area consistent with the development pattern of the subject property. Several of the surrounding properties are also owned by Reehers Homestead Inc as noted above and are similarly developed, are undeveloped timber stands or a mix of pockets of development in forested parcels (Exhibits A). Other surrounding uses include large timber tracts owned by the State of Oregon and Stimson Lumber Company (Exhibit A).

The proposed site of development is located over 200 feet from the closest adjacent property which is zoned Small Farm Woodlot 20 Acre (SFW-20), is separated from the site of development by the North Fork of the Wilson River and is also owned by Reeher’s Homestead Inc. The proposed site of development is located over 500 feet away from the nearest Forest zoned property (Exhibit A). Staff has not identified any additional conflicts that were not addressed under other review criteria. Staff finds that this criterion can be met through requiring compliance with the Conditions of Approval.

Staff concludes that Minor Review criteria (A)(1)-(9) are met or can be met through compliance with the Conditions of Approval.

ii. The character and history of the use and of development in the surrounding area.

Findings: Staff finds that multiple single-family residential dwellings have existed on the subject property since the mid-1900s many of which were established as part of the Atlas Logging Camp (Exhibits A). The Reehers Homestead tract is comprised of a mix of timber lands and pockets of residential development (Exhibits A). As noted above, the use of the subject property has been considered by this department to be a mobile and manufactured home park. Applicants has indicated that they intend to install a single-family dwelling cabin (Exhibit B). Staff finds that the proposed development is on an existing road in a developed area consistent with the development pattern of the subject property as a mobile and manufactured home park and on surrounding properties owned by Reehers Homestead Inc. Staff finds that a single-family dwelling located on the proposed site is consistent with the character and history of the use and development in the surrounding area. Staff finds that this criterion has been met.

(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

Findings: Staff finds that this criterion can be met through compliance with Conditions of Approval.

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. No further development shall occur on the subject property without prior land use approval. 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 and 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 **November 2, 2021**.

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 and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Development shall be limited to one single family dwelling and accessory structures in the general location indicated on the submitted site plan.
3. The applicant shall obtain an approved Consolidated Zoning & Building Permit from the Tillamook County Department of Community Development.
4. The applicant shall provide evidence of permit approval for the installation of a new on-site sanitation system prior to Consolidated Zoning & Building Permit submittal.
5. Applicant shall maintain the require setbacks from property lines, adjacent resource zone boundaries and perennial creeks and rivers and shall comply with all other standards of TCLUO 3.010 'Rural Residential 2 Acre Zone',

TCLUO Section 4.140 'Requirements for Protection of Water Quality and Streambank Stabilization' and TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements'. Such setbacks shall be indicated on the Site Plan submitted for review at the time of applying for Zoning and Building permit approval.

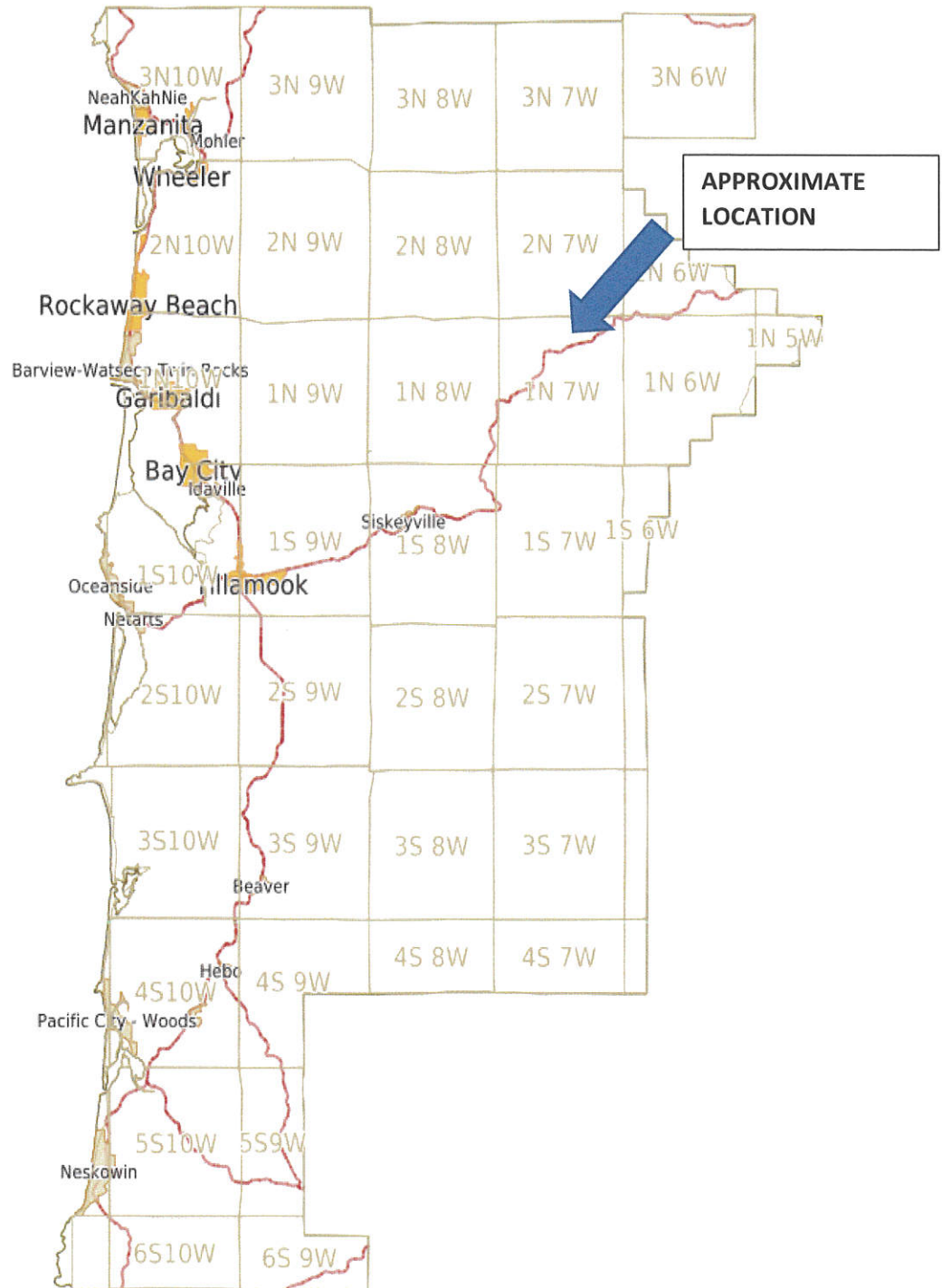
6. A minimum separation of six feet shall be maintained between structures.
7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

VI. EXHIBITS

- A. Vicinity map, Assessor's map, Zoning map, Tax Assessor's Summary Report, FEMA FIRM
- B. Applicant's submittal
- C. Agency Comments, Notice of Administrative Review

EXHIBIT A

VICINITY MAP

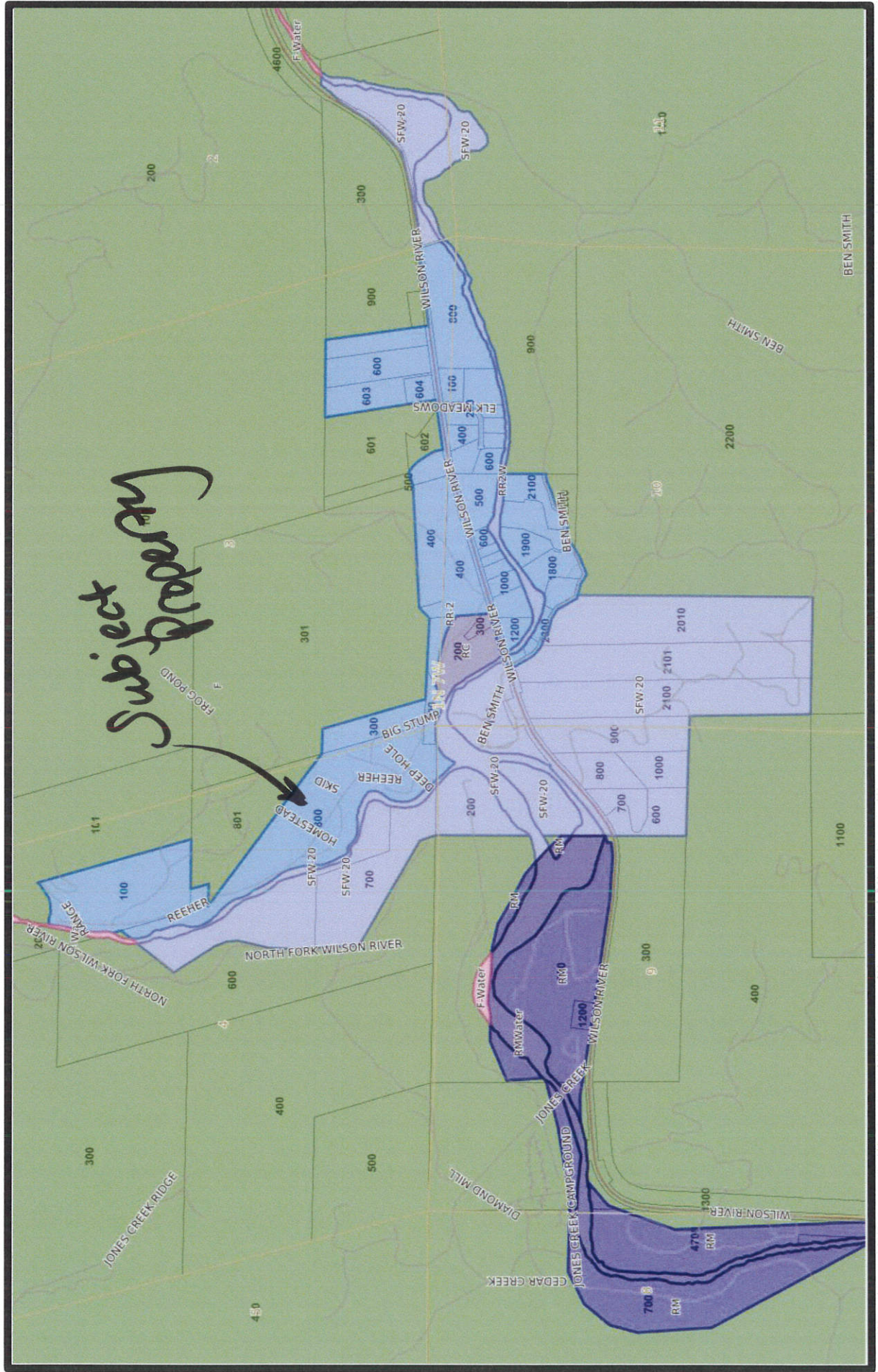




#851-21-000126-PLNG: DAVIS & REEHER'S HOMESTEAD INC.

NON-CONFORMING MINOR REVIEW

Map



National Flood Hazard Layer FIRMette



123°32'53"W 45°35'53"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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, AE99
- 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
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

- 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

MAP PANELS

- 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 10/21/2021 at 1:13 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.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



October 31, 2017

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
APR 26 2021	
BY: <i>DCD</i>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>SS</i>	
Receipt #: 120079	
Fees: 843. ⁰⁰	
Permit No: 851-21-000126-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: *Duane Davis* Phone: *714-380-8320*
 Address: *7049 Woodsbay Lane*
 City: *Rock Hill* State: *SC* Zip: *29732*
 Email: *duanelester03@gmail.com*

Property Owner

Name: *Lois Davis* Phone: *714-380-8321*
 Address: *7049 Woodsbay Lane*
 City: *Rock Hill* State: *SC* Zip: *29732*
 Email: *loismarie07@gmail.com*

Request: *Single family Dwelling - Manufactured Dwelling*

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

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address:

Map Number: *T1N* *7R W* *Sec. 4* *Tax Lot No. 800*
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.

Lois Davis
 Property Owner Signature (Required)

4/22/2021
 Date

Duane L. Davis
 Applicant Signature

4/22/2021
 Date

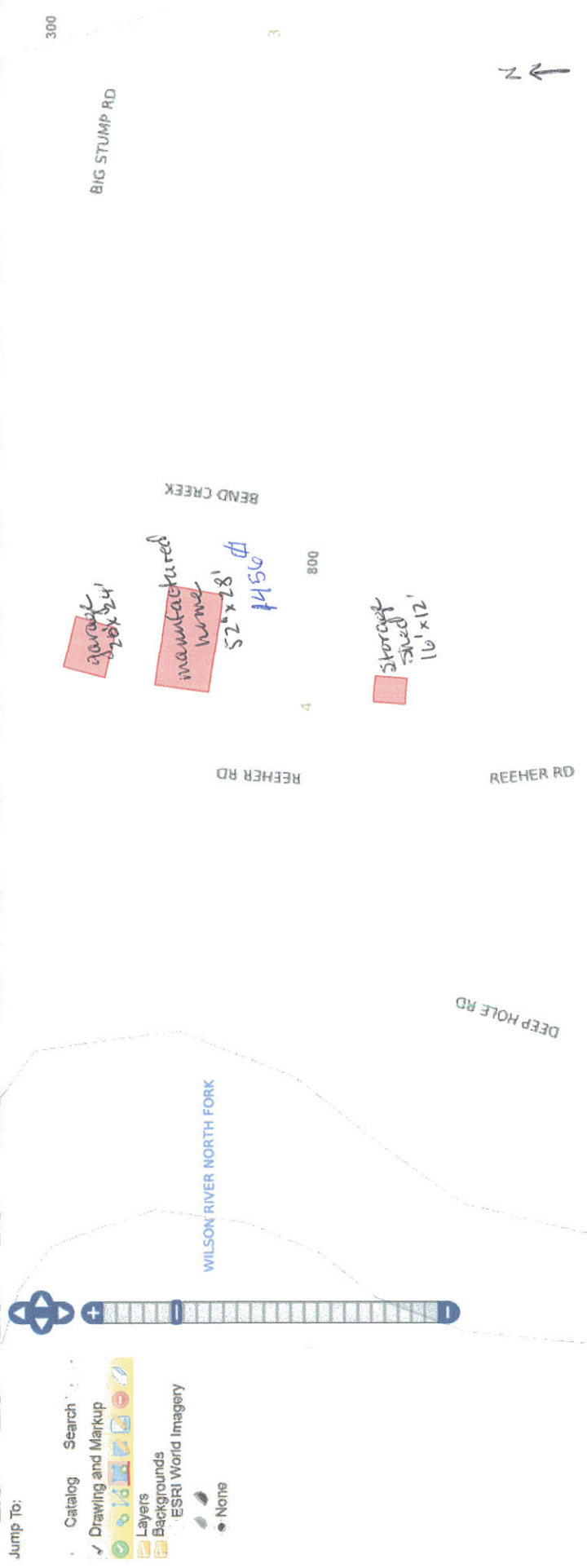
MINOR REVIEW

(a) The request will have no greater adverse impact on neighboring areas and the existing use or structure when the current zoning went into effect, considering:

- i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site: **minimal smoke from wood burning stove**
 2. Numbers and kinds of vehicular trips to the site: **Regular coming/going of household of 1-2 normal household vehicles**
 3. Amount and nature of outside storage, loading, and parking: **1 storage shed, and 2 car garage with storage area**
 4. Visual impact: **minimum visibility from Reeher Road; visible from Bend Creek Road site entrance with minimal or no visibility**
 5. Hours of operation: **normal working hours for household**
 6. Effect on existing vegetation: **clearing of trees and vegetation for structures to create defensible space against fires; Reeher's Homestead Incorporated (RHI) forester James Reeher approved removal of trees for site development**
 7. Effect on water drainage and water quality: **None anticipated; a septic system and drain field meeting code will be installed.**
 8. Service of other benefit to the use or structure provides to area: **family home, and place for out of area friends to visit and enjoy; also our home will facilitate our participation in helping maintain the Homestead property**
 9. Other factors relating to conflict or incompatibility with character or needs of area: **Site is about 500 ft SW of changing zoning Forest area, which is RHI property, is approximately 1000 ft NW of nearest non-RHI property, and is about 500 ft E of zone change in zoning Woodland area – also RHI property**
- ii. The character and history of the use and development of the surrounding area: **The site is part of the RHI family homestead and**

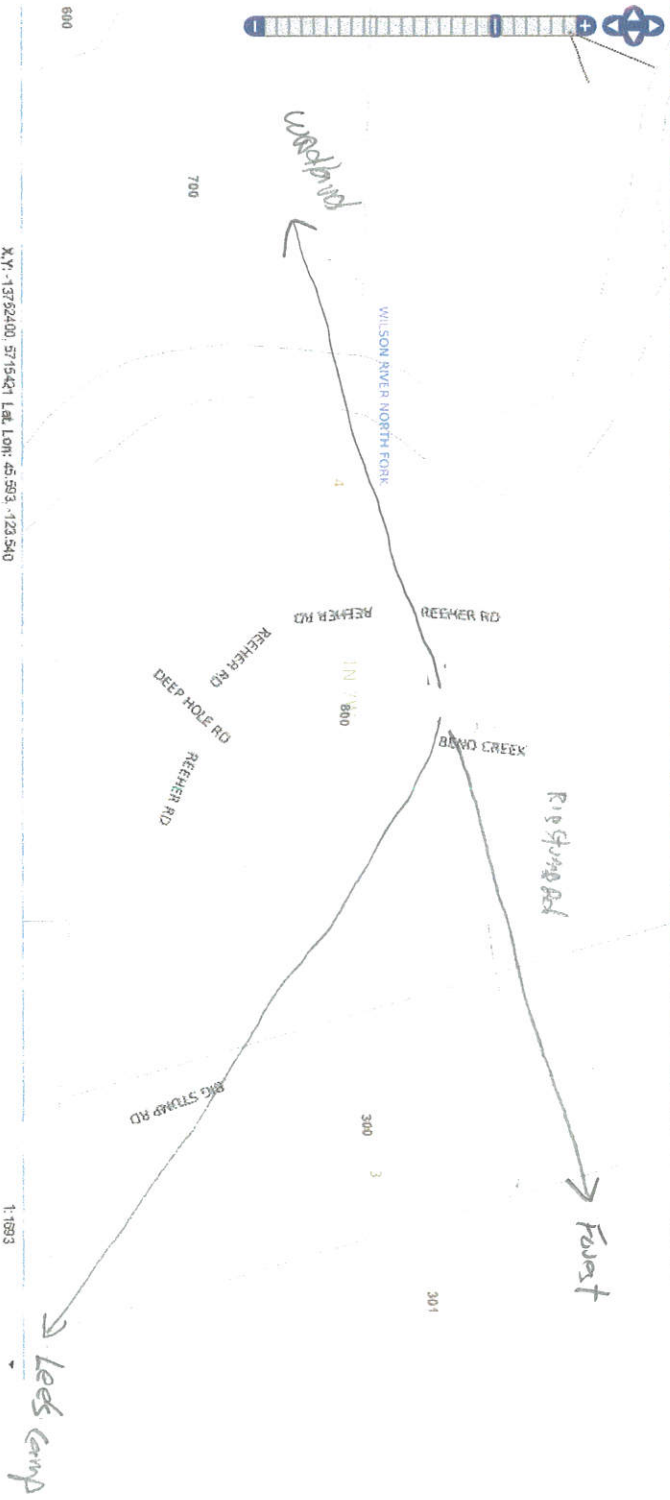
tree farm. There are approximately 30 homes on the homestead property; some are full time residences; others are part time or vacation homes. The tree farm is managed by the family RHI corporation.

- (b) The request shall maintain a minimum of six feet between structures, and comply with the clear vision area of Section 4.010
Other structures will include storage shed and garage; each will be more than six feet from each other. There will be no issues with clear vision area as site is not adjacent to any road intersection



D10-ft

- Jump to
- Catalog
- Drawing and Markup
- Layers
- Land / Cultural
- Emergency Management
- Community Development
- Assessor Map
- Transportation
- Backgrounds
- ESRI World Imagery
- None



Disclaimer Questions or feedback?

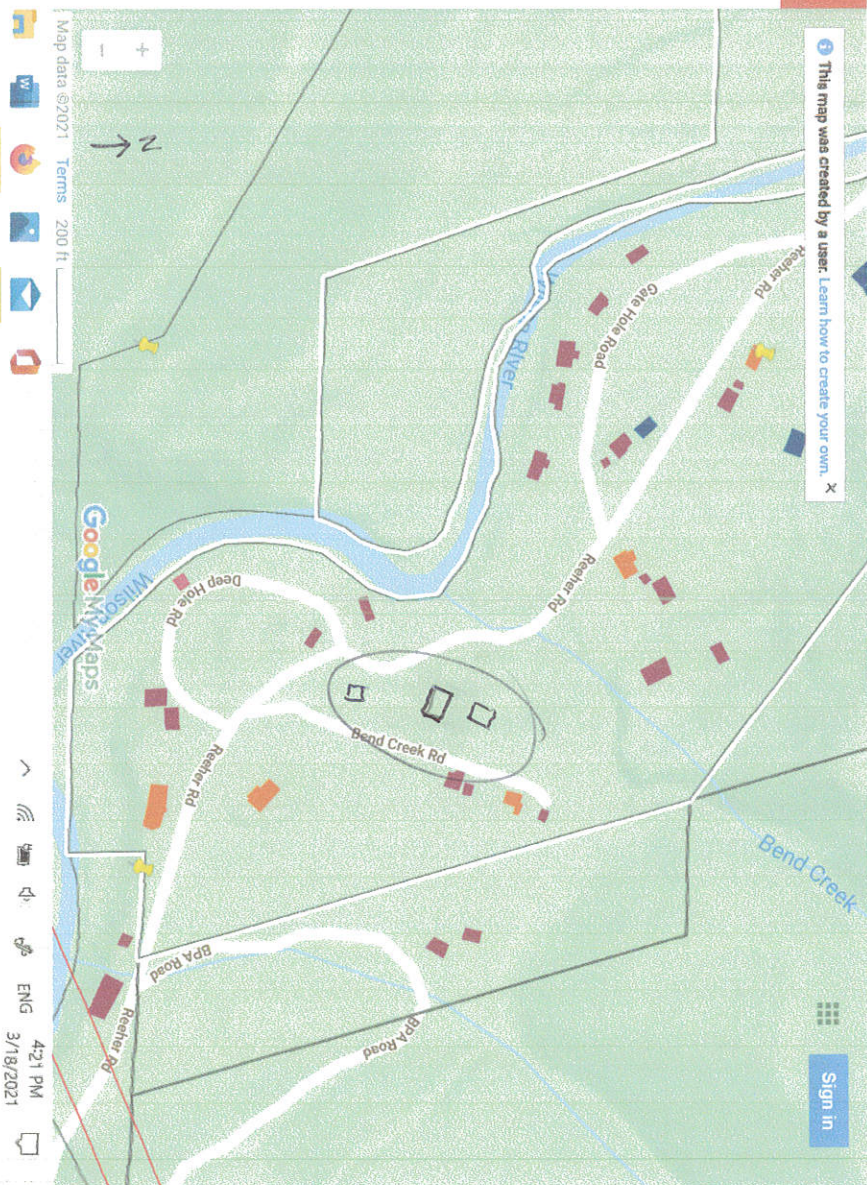
X.Y: -137.92400, 57.15421 Lat, Lon: 45.503, -123.540

1-1893

Site Map Indicating point of new construction for Duane and Lois Davis

261 Decision.pdf
R117899 - RH Public Document
RH Property 2019 - Google
https://www.google.com/maps/d/viewer?mid=1LkVCTiqPQIkkUuG0V13kS5A6ndy2jhp&ouid=0&ll=45.593581...
Untitled

FID 5
MapNumber 01N07W04
ORMapNum 2901.00N07.00W0400-0000
Taxlot 800
MapTaxlot 1N07040000800
ORTaxlot 2901.00N07.00W0400-000000800
TaxlotAcre 70.284044
PRMACCNUM 137596
OWNERLINE1 REHER'S HOMESTEAD INC
AGENTNAME
MAILADD1 2639 FIR ST
MAILCITY LONGVIEW
MAILSTATE WA
MAIL ZIP 98632
SITEADDNAM 19100 REHER RD



Type here to search

EXHIBIT C

Allison Hinderer

From: STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Sent: Monday, July 19, 2021 7:37 AM
To: Allison Hinderer
Subject: EXTERNAL: FW: DRS_Davis

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Good morning Allison,

This is accessed off of a private road, not an ODOT-owned facility, so ODOT has no comment on the development.

Thanks,
Karen

Karen A. Strauss, PE ([she/her/hers](#))

Development Review Coordinator, District I
Desk 503-986-2849 (*note: I am teleworking so this will forward to my mobile phone.*)
Mobile 503-509-7173

From: SCHATZ Duane <Duane.SCHATZ@odot.state.or.us> **On Behalf Of** ODOT Reg 2 Planning Manager
Sent: Thursday, July 15, 2021 1:34 PM
To: SHONKWILER Kenneth D <Kenneth.D.SHONKWILER@odot.state.or.us>; STRAUSS Karen A <Karen.A.STRAUSS@odot.state.or.us>
Subject: DRS_Davis

Tillamook County: Administrative Review/ 851-21-000126-PLNG: Davis/Reeher's Homestead Inc.

*Duane M. Schatz
Project Delivery Compliance Specialist/
Development Review Administrator Region 2
ODOT Highway Region 2 Headquarters
455 Airport Rd., Bldg. B, Room 200
Salem, OR 97301-4989
Duane.SCHATZ@odot.state.or.us
I am teleworking and can be reached via Email
or ODOT Cell # 503-979-3566*

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From: Allison Hinderer <ahindere@co.tillamook.or.us>
Sent: Monday, July 12, 2021 11:09 AM
To: PHIPPS Lisa * DLCD <Lisa.PHIPPS@dlcd.oregon.gov>; FOOTE Hilary * DLCD <Hilary.FOOTE@dlcd.oregon.gov>; BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>; robert.bradley@state.or.us; ODOT Reg 2 Planning Manager

<ODOTR2PLANMGR@odot.state.or.us>; SKINNER Kate J * ODF <Kate.J.Skinner@oregon.gov>; HENDRICKS Nikki M * WRD <Nikki.M.Hendricks@oregon.gov>; doryfreshfish@embarqmail.com; Tiffany Miller <tmiller@tillamook911.com>; firechief@tillamookfire.com; rdescloux@tillamookfire.com; Denise Vandecoevering <dvandeco@co.tillamook.or.us>; Chris Chiola <cchiola@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: DRS_Davies

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello,

Please see link for Non-Conforming Minor Review:

[851-21-000126-PLNG | Tillamook County OR](#)

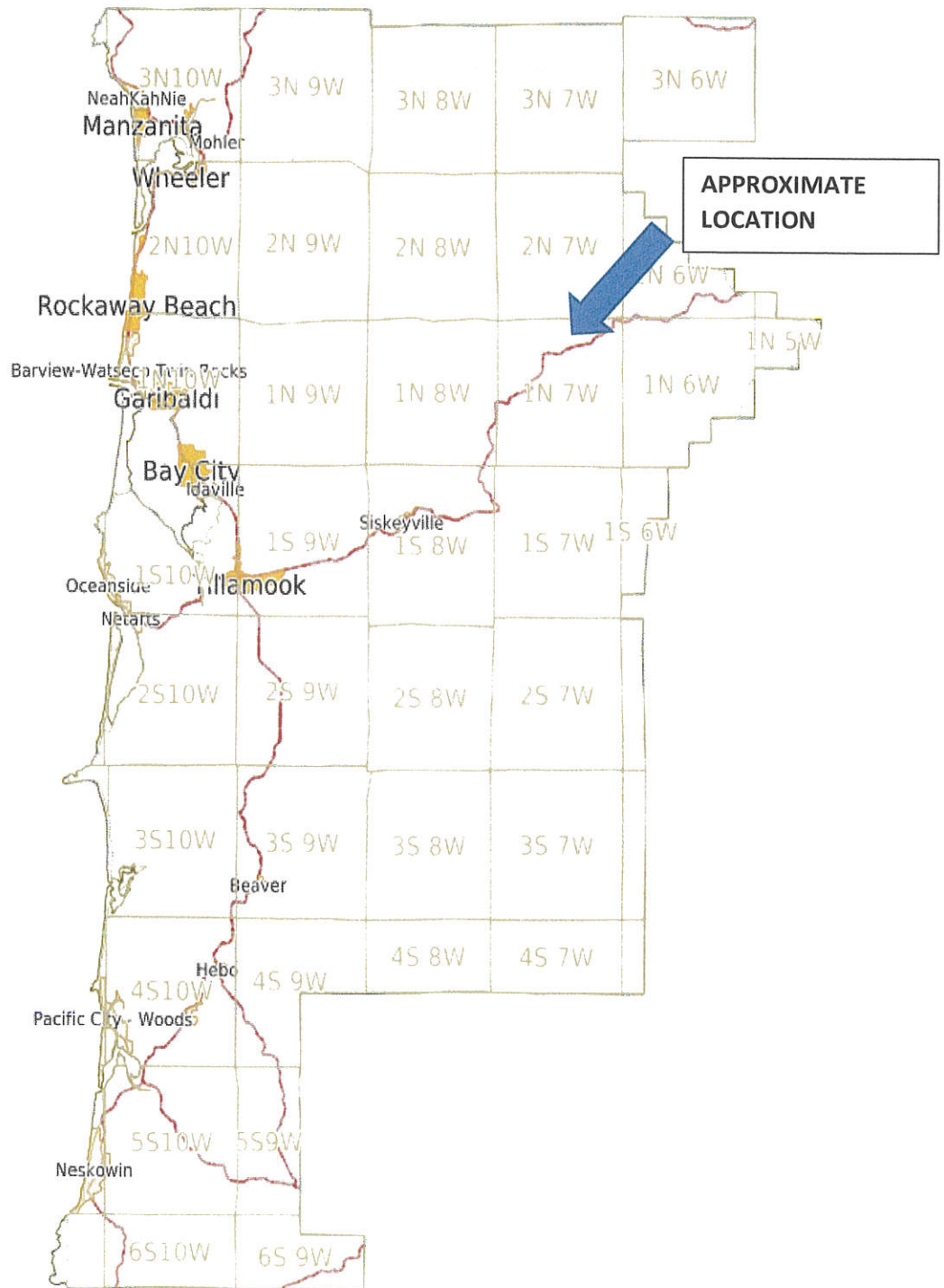
Thanks!



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VICINITY MAP



#851-21-000126-PLNG: DAVIS & REEHER'S HOMESTEAD INC.

Map

