



Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW
#851-25-000188-PLNG: PELOQUIN/REEHER'S HOMESTEAD INC.

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

August 13, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Non-Conforming Minor Review on August 13, 2025. 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 Director of Tillamook County Planning Commission. Forms and fees must be filed in the office of this Department before **4:00pm on August 25, 2025**. This decision will become final on August 5, 2025, unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article 10.

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

Location: Located off Reeher Road, a private road, and northeast of Skid Road, also a private road, the subject property is accessed off of the Wilson River Highway and designated as Tax Lot 800 in Section 4 of Township 1 North, Range 7 West of the Willamette Meridian, Tillamook County, Oregon. (Exhibit A).

Zone: Rural Residential 2 Acre (RR-2)

Applicant: Steven & Becky Peloquin, 3417 Federal Avenue, Everett, WA 98201

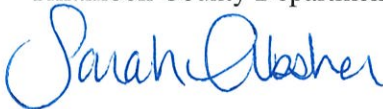
Property Owner: Reeher's Homestead Inc, 48500 Wilson River Highway, Tillamook, OR 97141

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 in "Exhibit B".
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 an on-site sanitation system prior to Consolidated Zoning/Building Permit submittal.
5. The applicant shall maintain the required setbacks from property lines, adjacent resource zone boundaries and perennial creeks and rivers and shall comply with the applicable standards of TCLUO 3.010: Rural Residential 2 Acre (RR-2) 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 Consolidated Zoning and Building permit approval.
6. Development of the property shall adhere to the applicable provisions of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, including the submittal of a Geologic Hazard Assessment where required.
7. A minimum separation of six feet shall be maintained between structures per TCLUO Section 4.080.
8. 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



Sarah Absher, Director, CFM

Enc.: Vicinity, Assessor's and Zoning maps

Vicinity Map



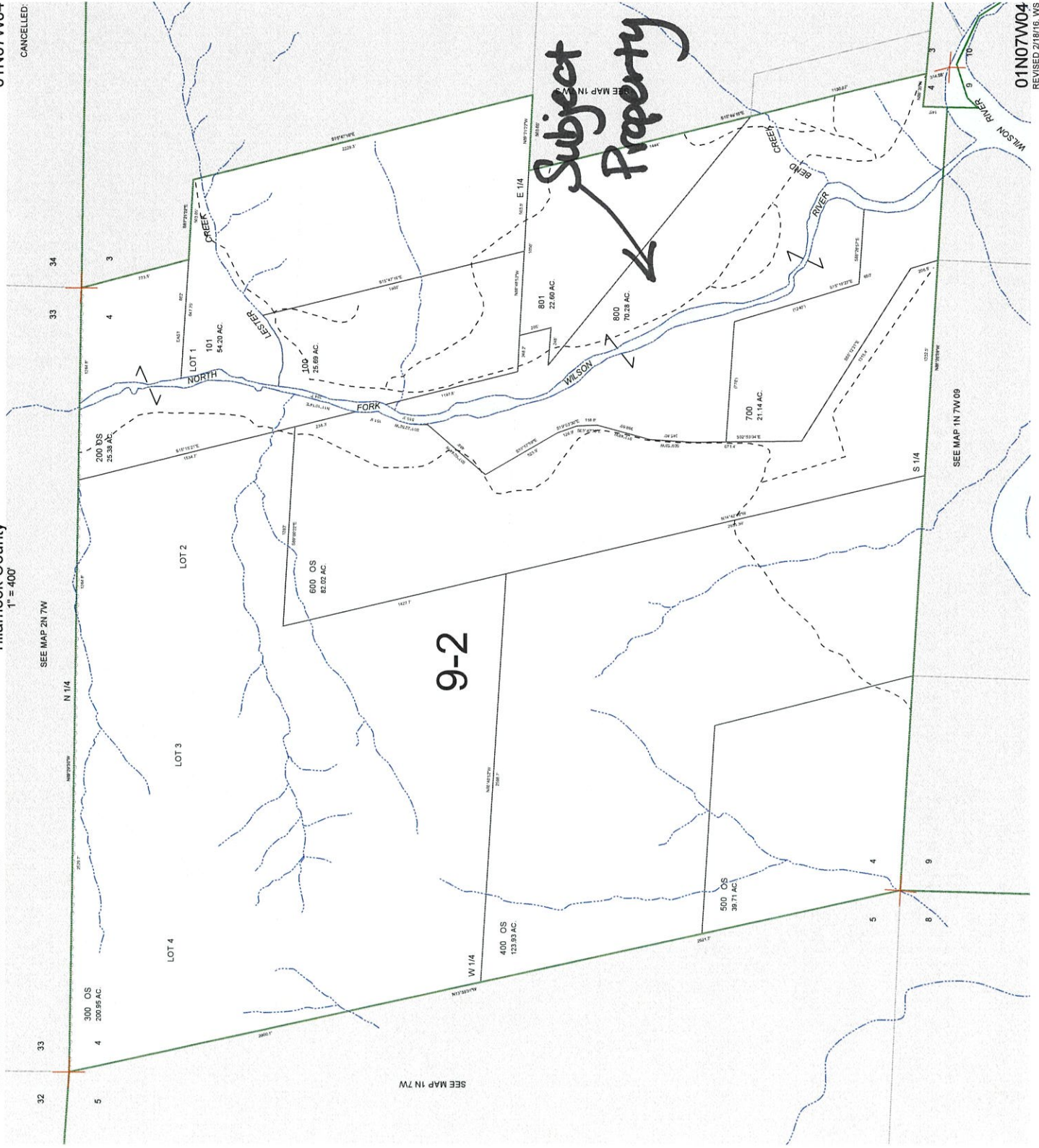
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

SECTION 4 T.1N. R.7W. WM.
Tillamook County

1" = 400'

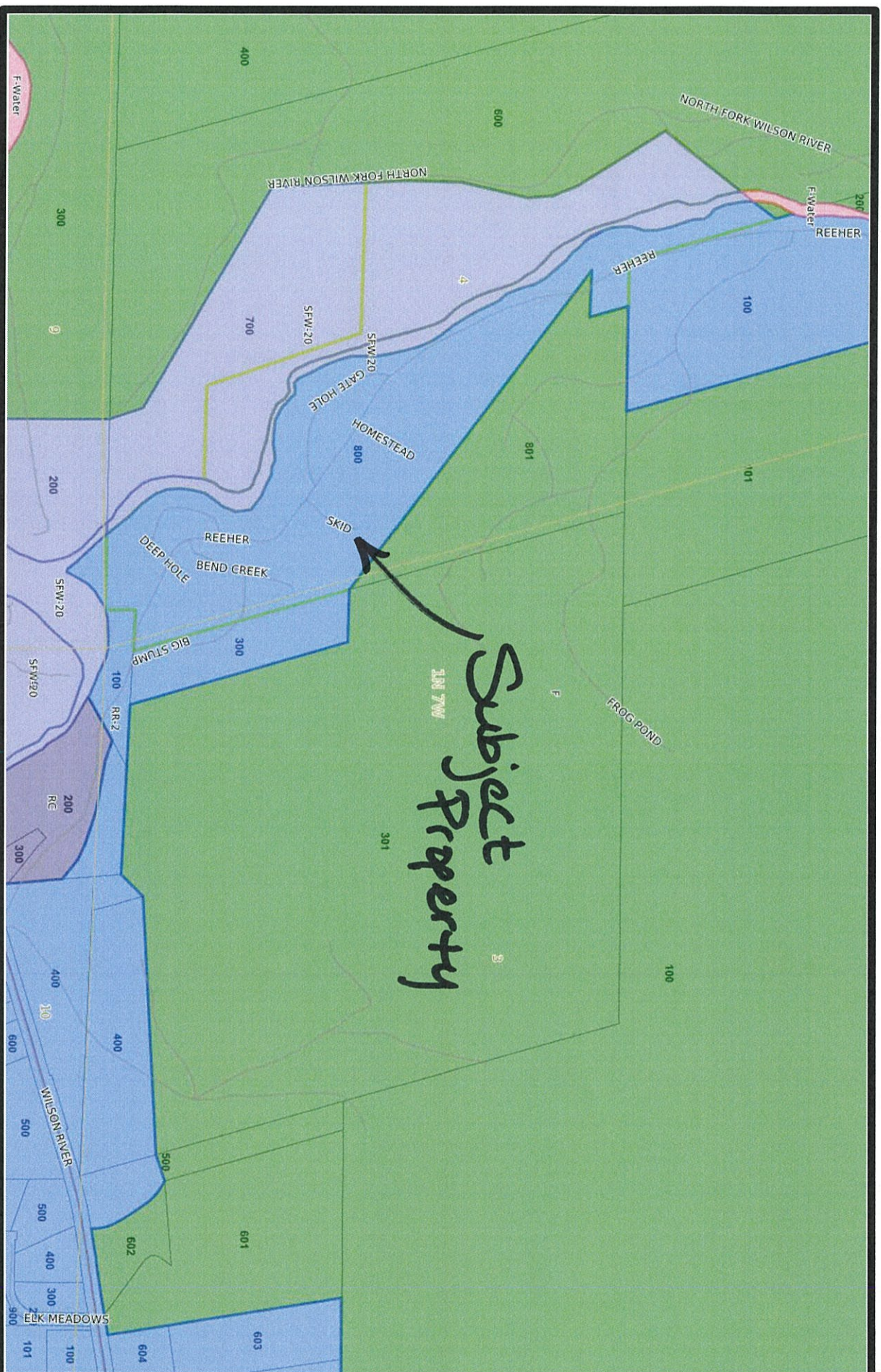
01N07W04

CANCELLED



01N07W04
REVISED 2/18/16, WS

Zoning Map





Land of Cheese, Trees and Ocean Breeze

NON-CONFORMING MINOR REVIEW
#851-25-000188-PLNG: PELOQUIN/REEHER'S HOMESTEAD INC.

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: August 13, 2025

REPORT PREPARED BY: Sarah Absher, CFM, Director

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 (dwelling) 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 Reeher Road, a private road, and northeast of Skid Road, also a private road. The subject property is accessed off of the Wilson River Highway via Reeher Road and is designated as Tax Lot 800 in Section 4 of Township 1 North, Range 7 West of the Willamette Meridian, Tillamook County, Oregon. (Exhibit A).

Zone: Rural Residential 2 Acre (RR-2)

Applicant: Steven & Becky Peloquin, 3417 Federal Avenue, Everett, WA 98201

Property Owner: Reeher's 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). 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 (F) zoned timber tracts. The subject property abuts privately-owned RR-2 and SFW-20 properties to the south, most of which are currently undeveloped. Reeher's Homestead Inc also owns several adjoining properties to the north, east, west and south of the subject including property (tax lots 1N07030000300, 1N0710B000100, 1N07040000700 and 1N07040000100) (Exhibit A).

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 Tillamook County Planning Department to be a mobile/manufactured home park.

The subject property is not in an area of special flood hazard, as indicated on FEMA FIRM #41057C0475F. There are no mapped wetlands on the subject property (Exhibit A). There are several creeks which traverse the property with the Wilson River also traversing in the property (Exhibit A). The subject property also is located in an area of geologic hazard area (Exhibit A).

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: Nonconforming Uses and Structures
- D. TCLUO Section 4.130 Development Requirements for Geologic Hazard Areas

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 RR-2 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: The Applicant is requesting to place a residential structure (dwelling) on a site identified as "A34" in the residential development known as Reeher's Homestead (Exhibit B). Reeher's Homestead is a lawfully established non-conforming use as defined in TCLUO 7.020. The placement of an additional residential structure (dwelling) is considered to be an expansion of a non-conforming use, subject to the criteria of TCLUO Section 7.020(11).

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: Applicants proposed site plan demonstrates the proposed dwelling can adhere to the setback requirements outlined above (Exhibit B). 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: Applicants site plan demonstrates compliance with riparian setbacks (Exhibit A). 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 Tillamook 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 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. Mobile/Manufactured Home Park 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(5) ‘Replacement or Use Addition’** indicates that the expansion of a nonconforming use involving a structure shall be subject to satisfaction of the Nonconforming Minor Review criteria outlined in Section 7.020(11).

Findings: Staff find the nonconformity of the property consists of multiple dwellings, developed within a Mobile Home/Manufactured Home Park, on a Rural Residential 2-Acre (RR-2) zoned property. The RR-2 zone currently allows for (1) single-family dwelling and does not allow for a Mobile Home/Manufactured Home Park. 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 find the Applicant’s request constitutes a nonconforming use expansion involving a structure where it must be determined that the new structure is suitable only for nonconforming uses, subject to the Minor Nonconforming Review criteria outlined in TCLUO Section 7.020(11).

3. **TCLUO Article X** requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 750 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 May 23, 2025. Comments received are included in “Exhibit C”. Comments do not object to the proposed request. ODFW comments recommend there be no disturbance to the riparian corridor of Bend Creek (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: Applicant is proposing the siting of a new dwelling in an area identified as “A34” (Exhibit B). Staff finds that the new dwelling should not have adverse impacts on surrounding properties, also predominantly residential in nature.

Regulation and minimization of adverse impacts such as noise, vibration, dust and glare related to residential use are generally temporary through the construction process. The residential use and site-specific development standards are predetermined to ensure development does not result in adverse impacts on surrounding properties also zoned RR-2 and residential in nature.

This criterion has been met.

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

Findings: Applicant states trips to the site will consist of 1 trip per day and up to 5 trips per week (Exhibit B). Staff finds that the proposed trips is consistent with the pre-determined average daily trips to a residential property (10 trips per day) and the placement of a dwelling on the subject property will not result in a substantial increase in vehicular trips.

This criterion is met.

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

Findings: The applicant provides an accounting of the number of vehicles at the property (Exhibits A and B). TCLUO Section 4.030: Off-Street Parking and Off-Street Loading standards require a minimum of two (2) 8-foot by 20-foot parking spaces for the proposed dwelling. In review of the submitted site plan, Staff finds there is adequate area on the subject property to meet this requirement (Exhibit B).

Staff finds that the proposed development will not result in any greater adverse impact to neighboring properties from existing outside storage and parking.

This criterion is met through the Conditions of Approval.

(4) Visual impact;

Findings: Applicant is proposing the placement of a residential structure (dwelling) on a location within Reeher's Homestead, a development consisting of several residentially developed properties. The County regulates visual impact through compliance with maximum building height requirements.

This criterion is met through the Conditions of Approval.

(5) Hours of operation;

Findings: Applicant provided there is no change in hours of operation. Staff finds that the residential use of the proposed dwelling will not result in any greater adverse impact to neighboring properties, as a residence prior existed on the site.

This criterion is met.

(6) Effect on existing vegetation;

Findings: The Applicant states *there will be no major effects to existing vegetation* (Exhibit B). Staff finds there is vegetative cover present on the subject property and in review of the Applicant's site plan, there is little vegetation removal proposed outside of the area for development and placement of the new dwelling (Exhibits A and B).

Bend Creek is less than 100-feet from the location of the proposed dwelling (Exhibit B). In review of the site plan, staff finds that development of the property can be done while maintaining the existing riparian corridor and maintaining the required riparian setback of 25-feet from Bend Creek (Exhibit B).

This criterion is met and 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 appropriate Sanitation 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.

This criterion is met and can be met through the Conditions of Approval.

(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.

This criterion is 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 property sites mostly clustered along existing roads (Exhibit A). Staff finds 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 Reeher's Homestead Inc. as noted above and are similarly developed, or 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 several hundred 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. Staff has not identified any additional conflicts that were not addressed under other review criteria.

This criterion is met and can be met through 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 Reeher's 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. 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 Reeher's Homestead Inc. Staff finds that a dwelling located on the proposed site is consistent with the character and history of the use and development in the surrounding area.

This criterion is 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 **4:00pm on August 25, 2025.**

V. CONDITIONS OF APPROVAL:

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

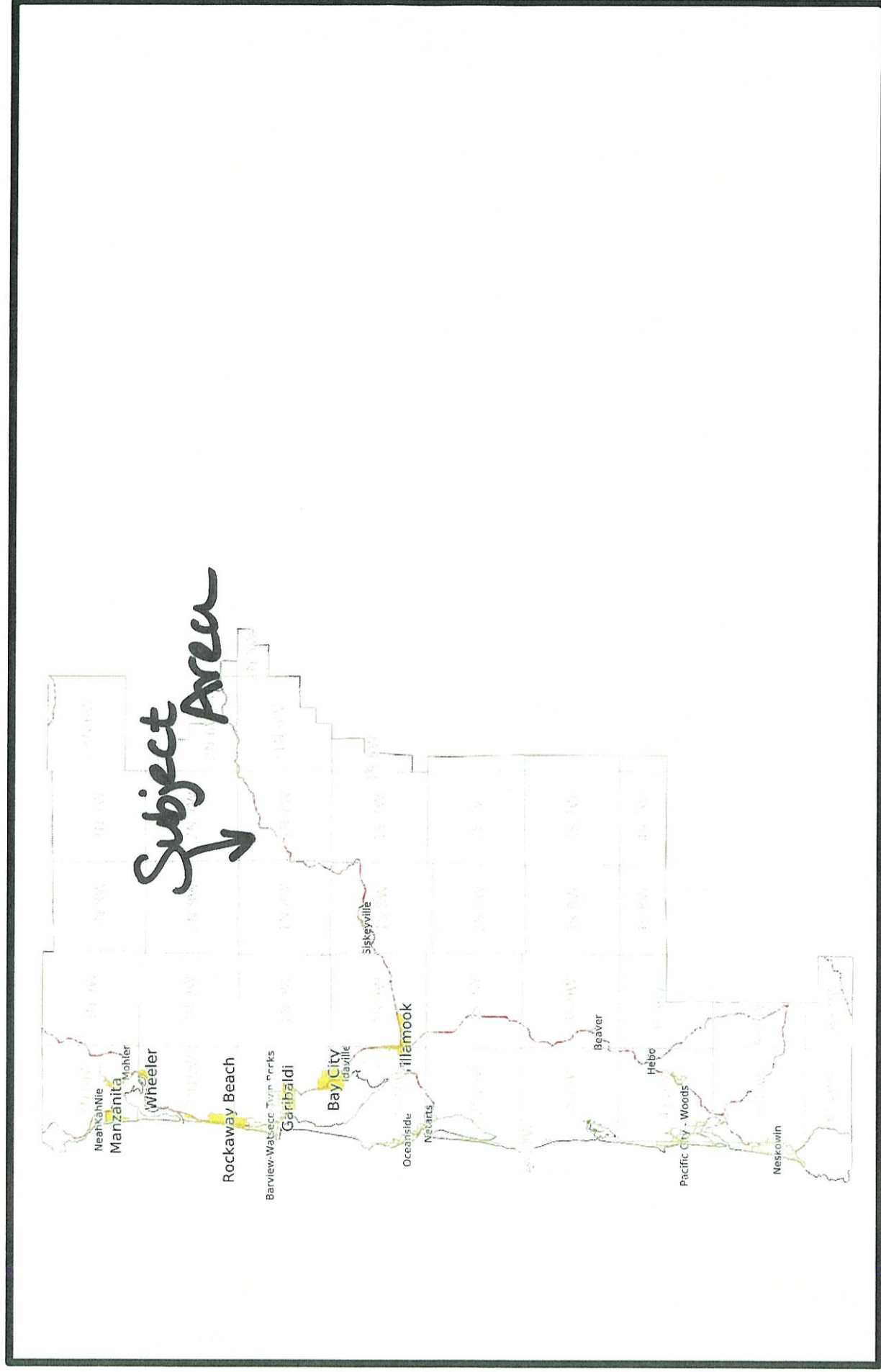
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4. The applicant shall provide evidence of permit approval for an on-site sanitation system prior to Consolidated Zoning/Building Permit submittal.
5. The applicant shall maintain the required setbacks from property lines, adjacent resource zone boundaries and perennial creeks and rivers and shall comply with the applicable standards of TCLUO 3.010: Rural Residential 2 Acre (RR-2) 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 Consolidated Zoning and Building permit approval.
6. Development of the property shall adhere to the applicable provisions of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, including the submittal of a Geologic Hazard Assessment where required.
7. A minimum separation of six feet shall be maintained between structures per TCLUO Section 4.080.
8. 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, Wetlands map, Hazard map
- B. Applicant's submittal
- C. Public Comments

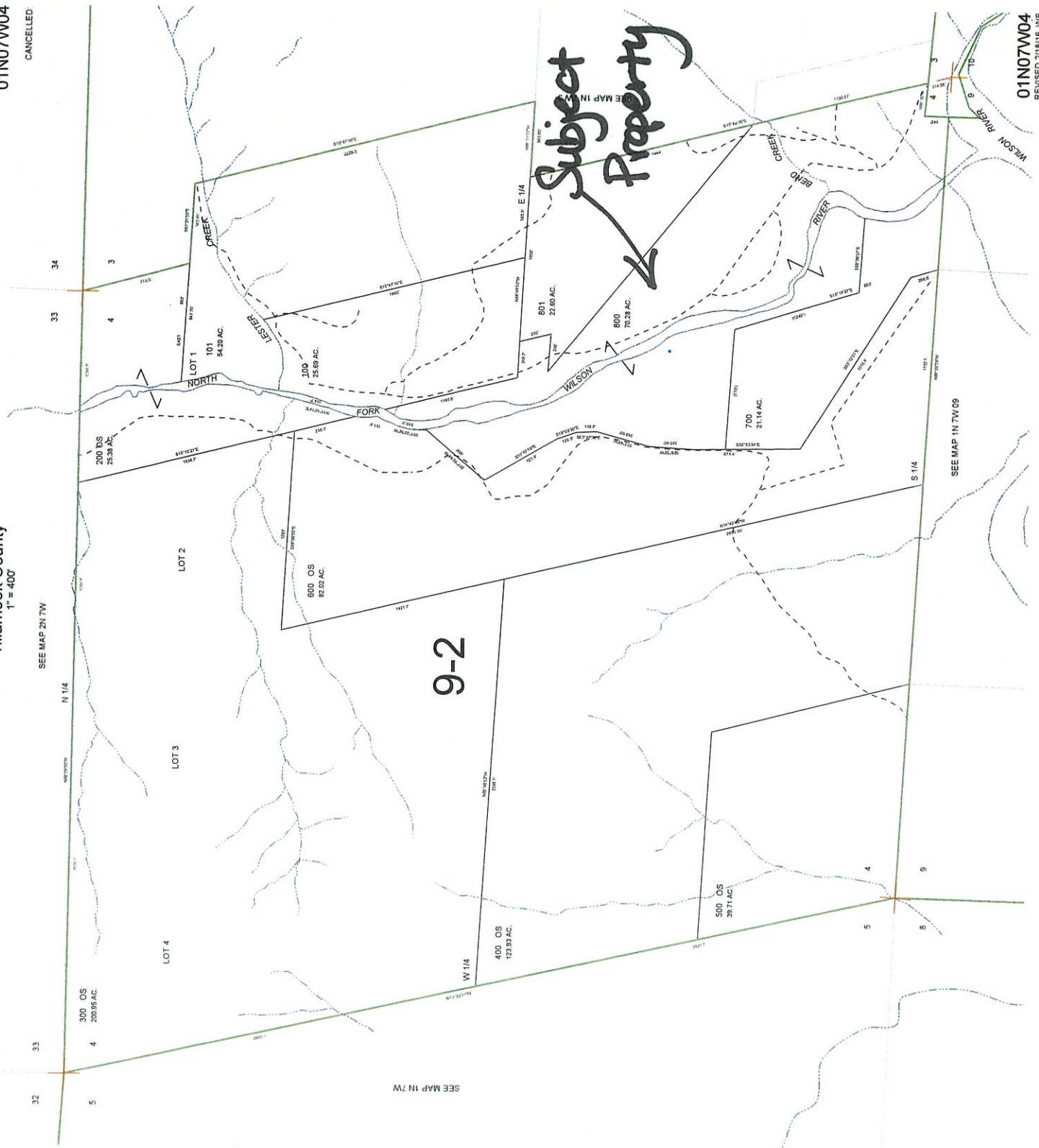
EXHIBIT A

Vicinity Map



SECTION 4 T.1N. R.7W. W.M.
Tillamook County
4" = 400'

CANCELLED:

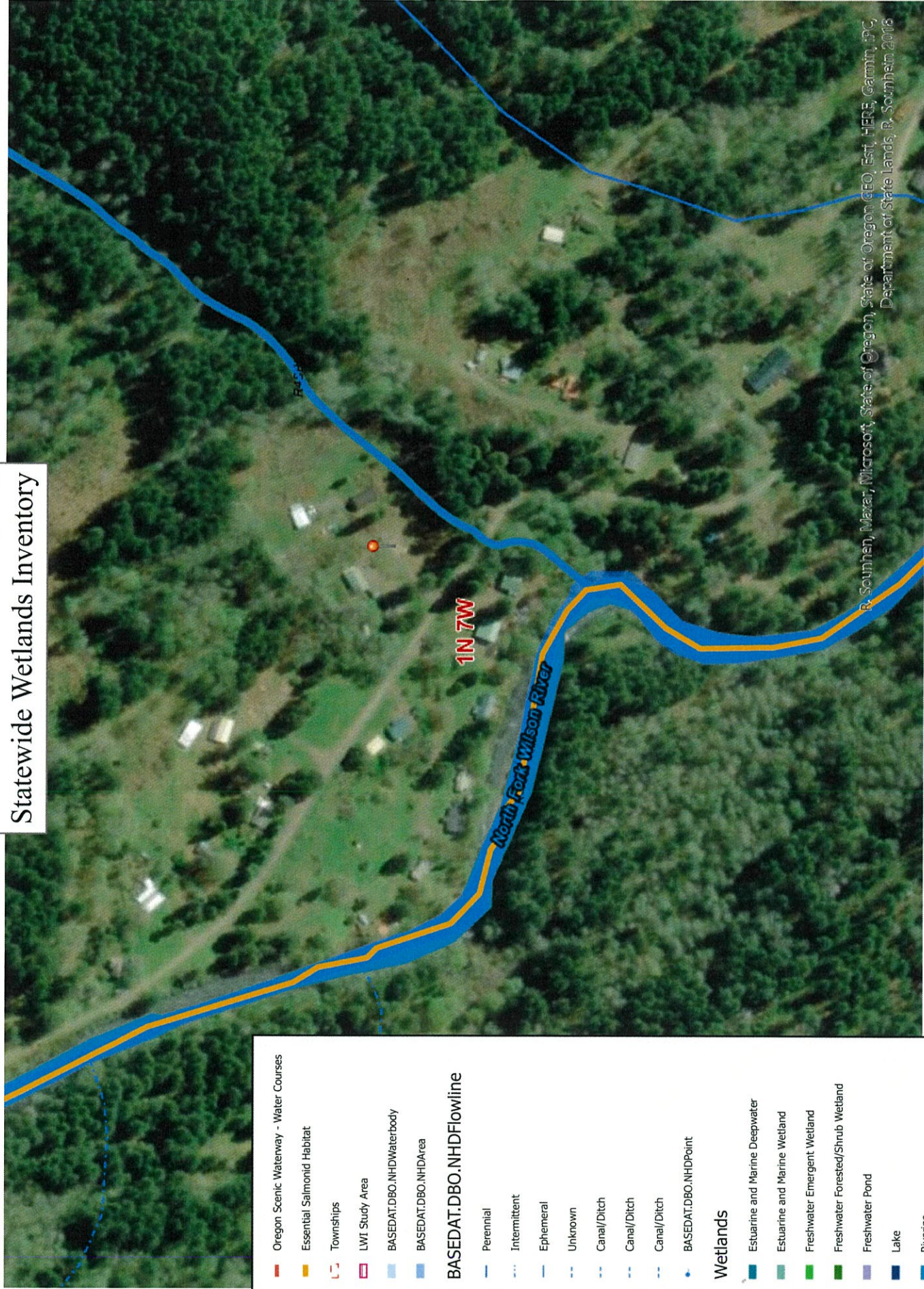


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REVISED 2/18/16, WS

Zoning Map



Statewide Wetlands Inventory



Oregon Scenic Waterway - Water Courses

Essential Salmonid Habitat

Townships

LWI Study Area

BASEDAT.DBO.NHDIWaterbody

BASEDAT.DBO.NHDIArea

BASEDAT.DBO.NHDIFlowline

Perennial

Intermittent

Ephemeral

Unknown

Canal/Ditch

Canal/Ditch

Canal/Ditch

BASEDAT.DBO.NHDIPoint

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

SWI Agate-Winilo Soils

R. Souhnen, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Est. HERE, Garmin, IFC, Department of State Lands, R. Souhnen 2016

Geologic Hazard Area

Zoom to Full Extent Measure Print Start Over

Catalog Favorites Visible Results

Search catalog

Map Extras

Administrative Boundaries

☒ Tax lots

☐ Tax Lot Boundaries

☒ County Boundaries

☐

Non-Regulatory Planning

Physical

☒ Debris Flow fans

☐ Debris Flow Fans

☒ Deep Landslide Susceptibility

☐ High Susceptibility

☐ Moderate Susceptibility

☒ Shallow Landslide Susceptibility

☒ Rapidly Moving Landslides

☐ Rapidly Moving Landslides

☐ Beaches and Dunes Overlay Zone

Elevation

☐ Highest Hit, OLC, 2008-19

☒ Bare Earth, OLC, 2008-19

Aerial Photos

State Imagery

World Imagery

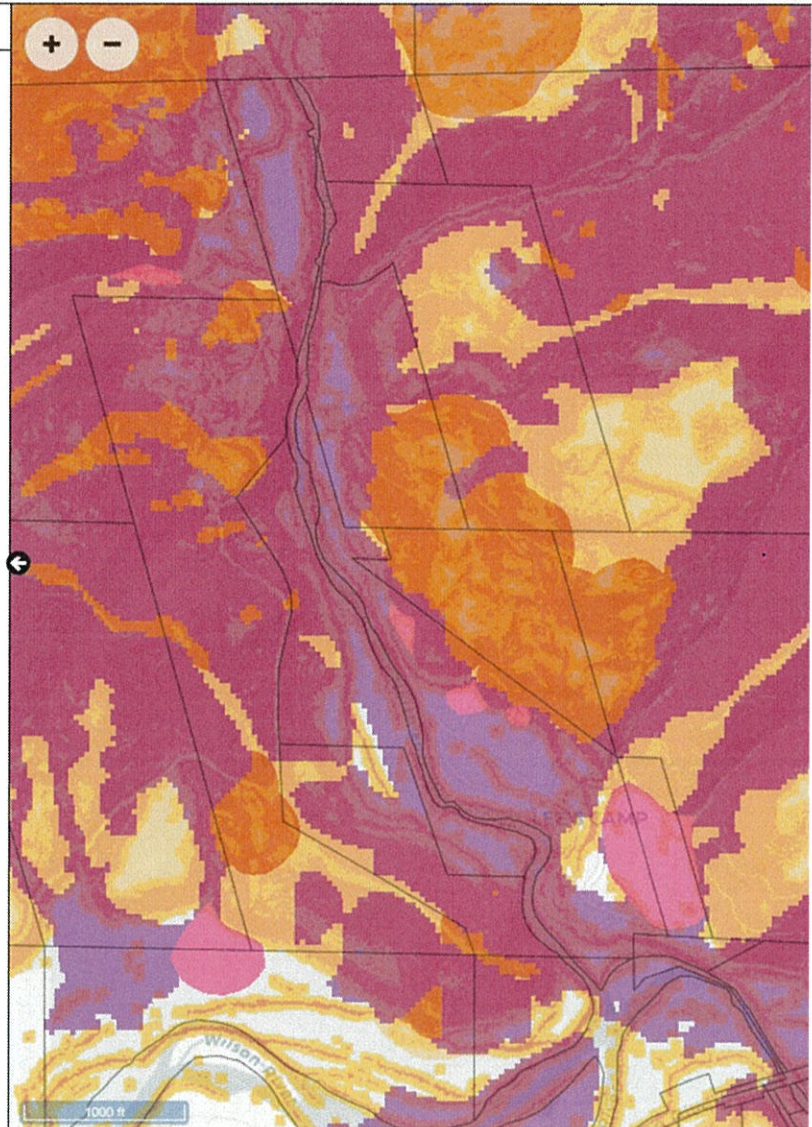
Basemaps

Carto

☒ Light

☐ Voyager

Esri



Tillamook County
2024 Real Property Assessment Report
Account 137596

Map	1N07040000800	Tax Status	Assessable
Code - Tax ID	0902 - 137596	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	REEHER'S HOMESTEAD INC 2639 FIR ST LONGVIEW WA 98632	Deed Reference #	See Record
		Sales Date/Price	See Record
		Appraiser	SABRINA RENEAU
Property Class	649 MA SA NH		
RMV Class	409 01 WF 103		

Site	Situs Address	City
	19100 REEHER RD	COUNTY
	19525 REEHER RD	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0902	Land	1,111,390		Land	0
	Impr	321,000		Impr	0
Code Area Total		1,432,390	553,160	463,787	0
Grand Total		1,432,390	553,160	463,787	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
0902	0			SFW20	Classified Forest Land	96	20.23 AC	OC 126,570
	0			SFW20	Classified Forest Land	96	5.00 AC	OD 48,030
	0			RR-2	Designated Forest Land	96	14.75 AC	OC 141,700
	0			RR-2	Designated Forest Land	96	13.75 AC	OD 132,100
	1			RR-2	Market	96	16.55 AC	MKT 158,990
					OSD - AVERAGE	100		504,000
Code Area Total							70.28 AC	1,111,390

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
0902	1	2000	131	One story	102	768		134,360
	2	1945	121	One story	102	920		92,670
	3	1990	345	GENERAL PURPOSE BUILDING	102	864		72,970
	4	1998	345	GENERAL PURPOSE BUILDING	102	676		7,220
	5	2008	345	GENERAL PURPOSE BUILDING	102	650		13,780
Code Area Total						3,878		321,000

Tillamook County
2024 Real Property Assessment Report
Account 137596

Exemptions / Special Assessments / Notations			
Code Area 0902			
Special Assessments	Amount	Year Used	
▪ SOLID WASTE	12.00	2024	
Fire Patrol	Amount	Acres	Year
▪ FIRE PATROL NORTHWEST	134.25	70.28	2024
▪ FIRE PATROL SURCHARGE	47.50		2024
Notations			
▪ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362			

Contig Accts 418986

PP Accounts 0902 - 1420

Comments 6/17/16 - Land reappraisal. Combined S1 into parent account, cancelled S1 account. Tabled land using SFW-10 schedule. Size change per GIS acreage calculations and updated soil classes. EJ.
09/01/22-Added Solid waste. SG
5/20/24 Home on A28 account incorrectly carried on taxlot 1N7 4 800. Changed 1 acre from market homesite to DFL (Swapped 1 acre market from TL 800 for 1 acre DFL land to TL 300). EL
05/30/24- A28 account incorrectly carried on TL 1N7 4 800, moved to taxlot 1N07030000300, Updated OSD values as RMV only and swapped 1 OSD from tax lot 1N07040000800 to tax lot 1N07030000300. Apportioned OSD MAV. SR

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: Steven & Becky Peloquin Phone: 425-345-7811

Address: 3417 Federal Avenue

City: Everet State: WA Zip: 98201

Email: becky.peloquin@hotmail.com

Property Owner

Name: RHI Phone: 360-636-3213

Address: 48500 Wilson River Hwy

City: Tillamook State: OR Zip: 97141

Email: none

OFFICE USE ONLY	
RECEIVED	
APR 1 1 2025	
BY: <u>AW Prop off</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: <u>143001</u>	
Fees: <u>1365.00</u>	
Permit No:	
851- <u>25000188</u> PLNG	

Request: see attached

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Conditional Use Review	<input type="checkbox"/> Conditional Use (As deemed by Director)	<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Plan and/or Code Text Amendment
<input type="checkbox"/> Exception to Resource or Riparian Setback	<input type="checkbox"/> Map Amendment	
<input checked="" type="checkbox"/> Nonconforming Review (Major or Minor)	<input type="checkbox"/> Goal Exception	
<input type="checkbox"/> Development Permit Review for Estuary Development	<input type="checkbox"/> Nonconforming Review (As deemed by Director)	
<input type="checkbox"/> Non-farm dwelling in Farm Zone	<input type="checkbox"/> Variance (As deemed by Director)	
<input type="checkbox"/> Fore-dune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

Location:

Site Address:

Map Number: 1N 07 04 800 A 34

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.

R. Wilze - RHI Chair 04/02/25
Property Owner Signature (Required) Date
Becky J. Peloquin and Becky J. Peloquin
Applicant Signature Date

Steven & Becky Peloquin

3417 Federal Avenue

Everett, WA 98201

(B) 425-345-7811 (S) 425-346-7564

Becky.Peloquin@hotmail.com

Peloquinfamily5@outlook.com

Request: A **non-conforming Minor Review** request to develop and place a new Palm Harbor (Cavco) 27 X 68 ft manufactured home. This lot parallels a seasonal creek (Bend Creek) that connects to the Wilson River.

Location: The proposed site of development is off Reeher Road (a private road). The subject property is accessed from the Wilson River Hwy 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. The specific lot is located at the intersection of Reeher Road and Skid Road does not have any existing structures or improvements other than a power pole that services a family member directly NE of this lot and has already agreed to cooperate in moving their pole and a potable water supply line to service this property.

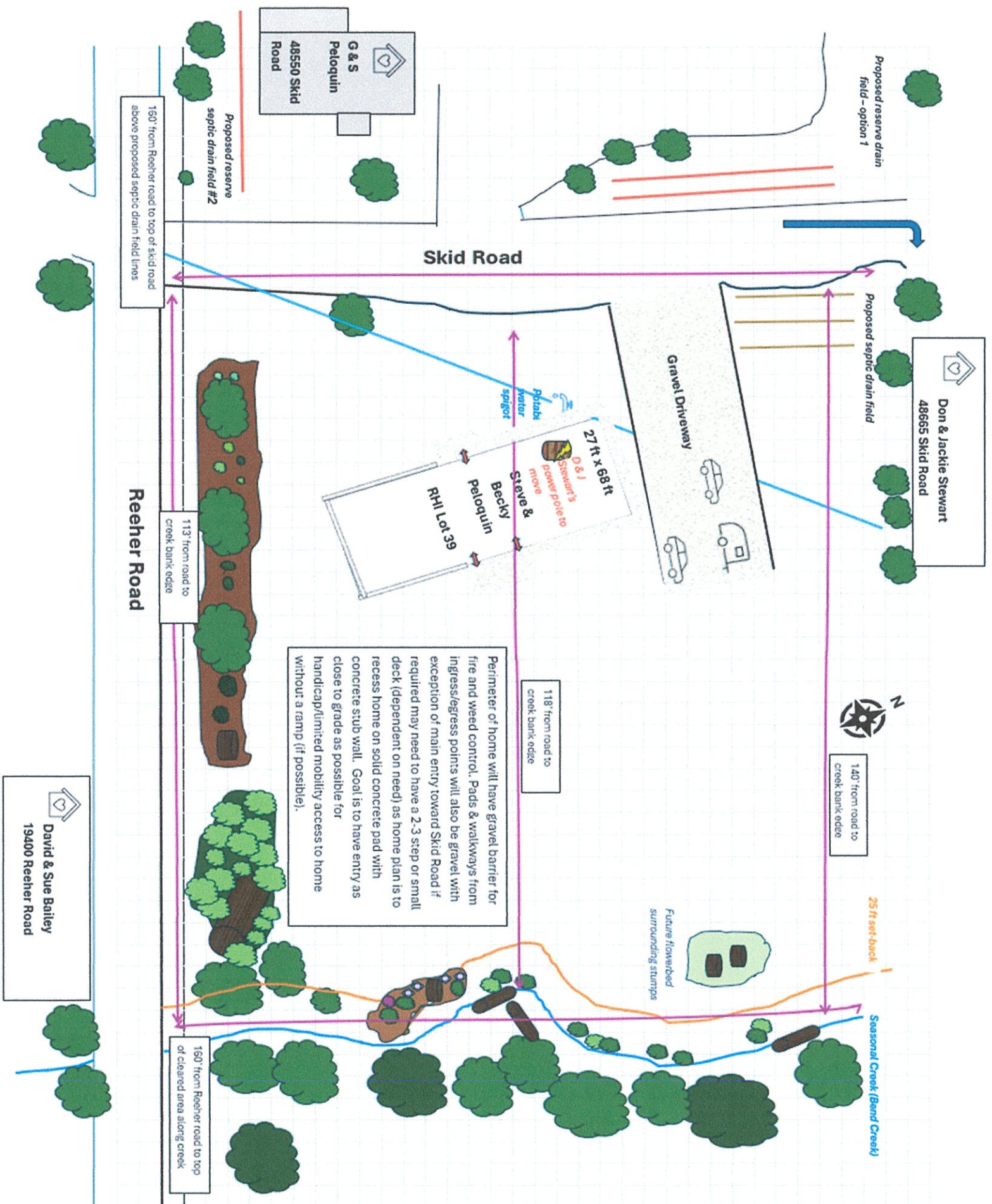
Zone: Rural Residential 2 Acre (RR-2)

This site plan is not to scale but we tried to provide basic lot dimensions since this is not a survey type property rather has natural boundaries based on the creek and existing private roads.

Please contact me if you have any questions or need any additional information.

Becky Peloquin

Cell: 425-345-7811



ARTICLE VII: MINOR REVIEW CRITERIA

(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; **No**
 2. Numbers and kinds of vehicular trips to the site; **maybe 1 per day max or 5 times per week max**
 3. Amount and nature of outside storage, loading and parking; **Parking 3 motor vehicles and one travel trailer**
 4. Visual impact; **Improvements (home & landscaping) will match much of existing homes on the property**
 5. Hours of operation; **General living 24/7. Primary home.**
 6. Effect on existing vegetation; **No major effects to existing vegetation.**
 7. Effect on water drainage and water quality; **No impact to water drainage or water quality. All ground area has been either left untouched or replanted with grass seed and/or plants to prevent wind or erosion.**
 8. Service or other benefit to the use or structure provides to the area; and
We're not sure how to answer this other than two additional residents on the property to help maintain grounds and existing buildings year-round.
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area. **None that we can think of...**
- ii. **The character and history of the use and of development in the surrounding area. Our proposed development matches/compliments the current development on the property as a whole.**

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

The Department may require the applicant to submit a site survey or similar information to assist in making these determinations.

EXHIBIT C

Sheila Shoemaker

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, May 23, 2025 1:17 PM
To: Sheila Shoemaker
Subject: EXTERNAL: RE: Non-Conforming Minor Review - 851-25-000188-PLNG - PELOQUIN

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

Sheila,

I would recommend that there be no disturbance to the riparian area of Bend Creek and the setback be adhered to as proposed. Looks like Bend Creek is classified as perennial on the county map, and we show it as fish bearing (cutthroat trout). Also, there are wetlands shown associated with Bend Creek. The applicant should verify with DSL the extent of the wetlands to determine if there are any permits required for the proposed construction or for any future projects.

Looking at aerial photos over time it appears there has been a substantial amount of land clearing at this location. Might be worth verifying what has been done and if there has been any impact to the riparian area or wetlands on site.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Sent: Friday, May 23, 2025 9:14 AM
To: Sheila Shoemaker <sshoemaker72612@gmail.com>
Subject: Non-Conforming Minor Review - 851-25-000188-PLNG - PELOQUIN

Good morning all,

Please find attached a Non-Conforming Review for your review and any comments.

Sincerely,

Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123

Sheila Shoemaker

From: BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>
Sent: Wednesday, June 25, 2025 4:49 PM
To: Sheila Shoemaker; Sheila Shoemaker
Subject: EXTERNAL: RE: 13684_Peloquin
Attachments: non conform minor 851-25-000188-PLNG.PDF

[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 afternoon Sheila,

Thank you for providing ODOT with the opportunity to review and comment on this land use action. The site plan does not include approach work along Wilson River highway and so the only comment from ODOT is that any work proposed in the ODOT right of way will need a MISC permit through the ODOT District 1 Maintenance .

Have a great day!

Doug

Douglas Baumgartner, P.E.
Region 2 Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE, Bldg. B | Salem, OR 97301
Cell: 503.798.5793

From: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Sent: Friday, May 23, 2025 9:14 AM
To: Sheila Shoemaker <sshoemaker72612@gmail.com>
Subject: 13684_Peloquin

You don't often get email from sheila.shoemaker@tillamookcounty.gov. [Learn why this is important](#)

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.

Good morning all,

Please find attached a Non-Conforming Review for your review and any comments.

Sincerely,

Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123