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*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*

**NOTICE OF ADMINISTRATIVE REVIEW**  
**Date of Notice: May 23, 2025**

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

**#851-25-000188-PLNG:** A Non-Conforming Minor Review request to allow the expansion of a non-conforming use involving the siting of a residential structure in a location which conforms to the dimensional standards of the zone and required riparian setbacks. 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. The subject site is zoned Rural Residential 2 Acre (RR-2). The applicants are Steve and Becky Peloquin. Ownership interest is Reeher's Homestead Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on June 6, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 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 decision will be made no sooner than June 9, 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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3123 or [Sheila.shoemaker@tillamookcounty.gov](mailto:Sheila.shoemaker@tillamookcounty.gov)

Sincerely,

  
Sheila Shoemaker, Land Use Planner

  
Sarah Absher, CBO, CFM, Director

Enc. Maps, Site Plan, Applicable Ordinance Criteria

## **REVIEW CRITERIA**

### **ARTICLE VII - NONCONFORMING USES AND STRUCTURES**

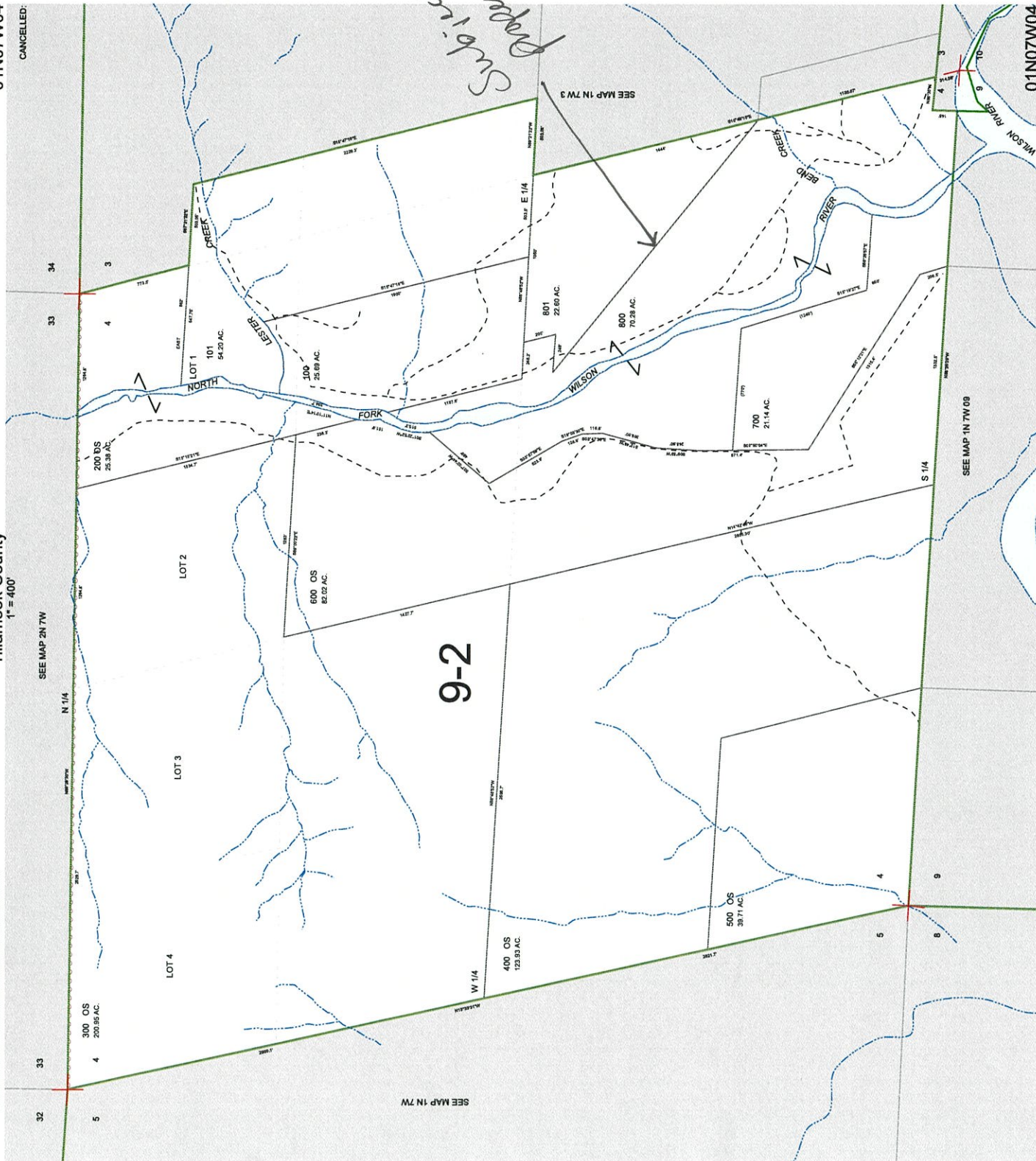
- (11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:
- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when 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;
      - 2. Numbers and kinds of vehicular trips to the site;
      - 3. Amount and nature of outside storage, loading and parking;
      - 4. Visual impact;
      - 5. Hours of operation;
      - 6. Effect on existing vegetation;
      - 7. Effect on water drainage and water quality;
      - 8. Service or other benefit to the use or structure provides to the area; and
      - 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
    - ii. The character and history of the use and of development in the surrounding area.
  - (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.



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

**CANCELLED:**

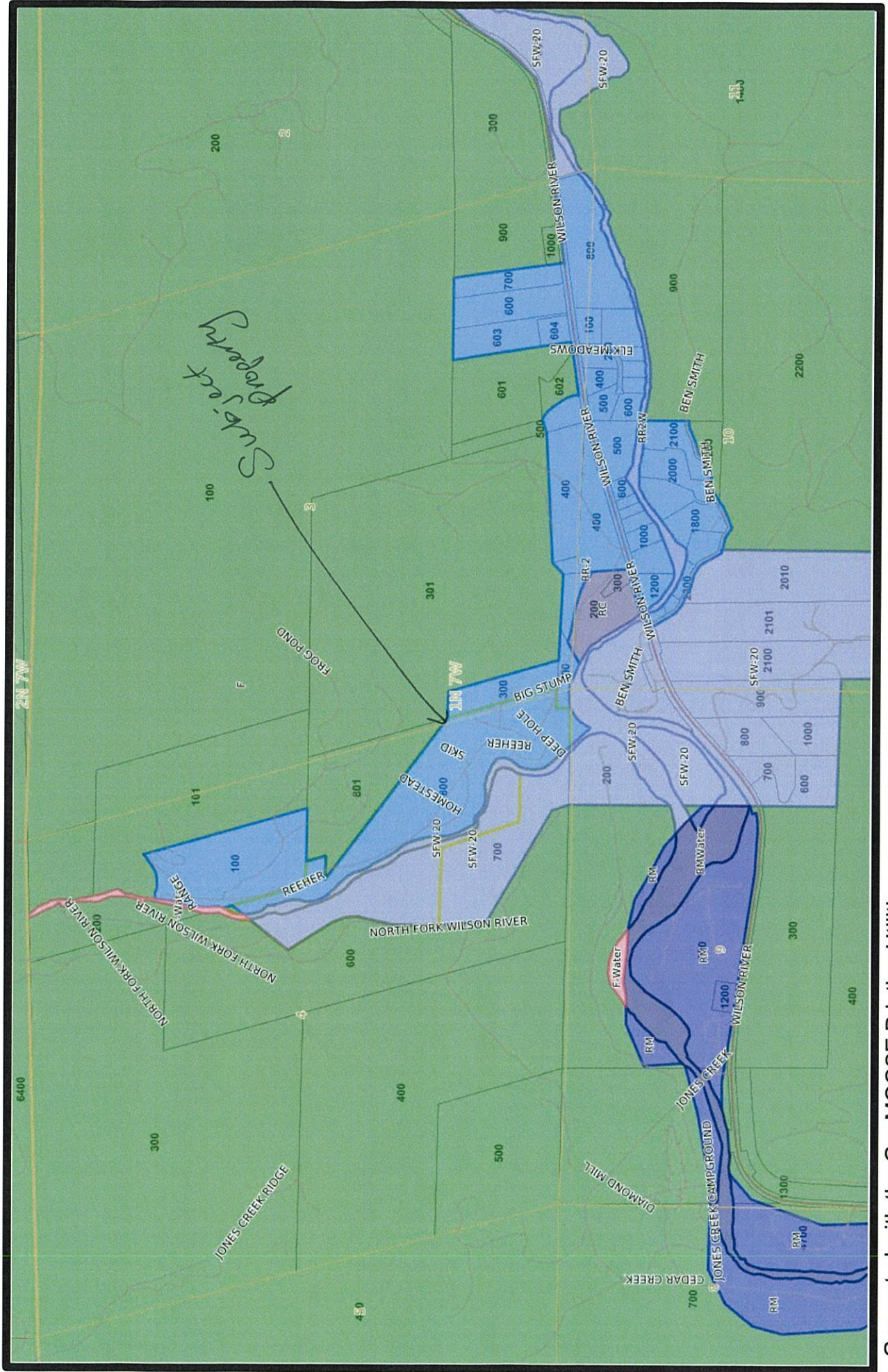
**CANCELLED:**



REVISED 2/18/16, WS



# Map







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](http://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

Request: see attached

OFFICE USE ONLY	
<b>RECEIVED</b>	
APR 11 2025	
BY: <u>HW Drop-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>2500188</u> -PLNG	

### 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: 1N 07 04 800 A 34

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.

R. Wilze - RHI Chair

04/02/25

Property Owner Signature (Required)

Date

Becky J. Peloquin and Becky J. Peloquin

Date

Land Use Application

Rev. 6/9/23

Page 1

**Steven & Becky Peloquin**

3417 Federal Avenue

Everett, WA 98201

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

[Becky.Peloquin@hotmail.com](mailto:Becky.Peloquin@hotmail.com)

[Peloquinfamily5@outlook.com](mailto: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.