



*Land of Cheese, Trees and Ocean Breeze*

**RIPARIAN EXCEPTION #851-25-000249-PLNG: MCREYNOLDS**  
**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: August 29, 2025**

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

**#851-25-000249-PLNG:** An exception request to reduce the required 50-foot riparian setback from the Nestucca River by 19-feet and establish a 31-foot riparian setback to allow for the construction of a residential structure (single-family dwelling).

The subject property is accessed from Airport Way, a County local access road, and is designated as Tax Lot 6100, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is located in the Pacific City/Woods Medium Density Residential (PCW-R2) Zone. The applicant is Ian Spath and the property owners are Pacific City Property Trust.

Written comments received by the Department of Community Development prior to 4:00p.m. on September 12, 2025, 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 September 15, 2025.


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 Ext. 3412 or [sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov).

Sincerely,

  
Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, CBO, Director  
Enc. Applicable Ordinance Criteria, Maps



# **REVIEW CRITERIA**

## **SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION**

(1) The following areas of riparian vegetation are defined:

- (a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

...

For estuaries, all measurements are horizontal and perpendicular from the mean high-water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high-water line.

(2) All development shall be located outside of areas listed in (1) above, unless:

...

- (c) Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or
- (d) A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values.

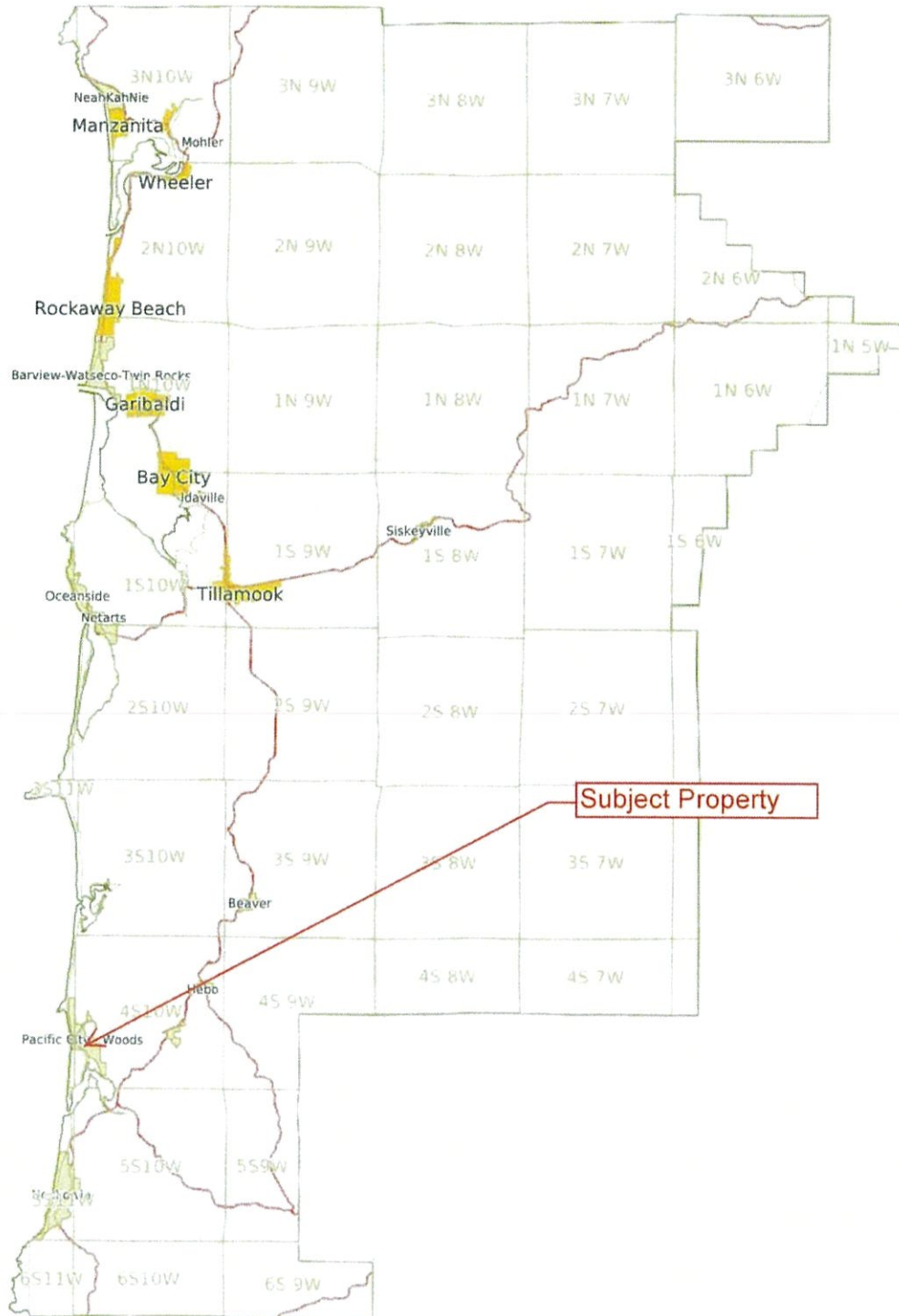
Setbacks may be reduced under the provisions of (c) and (d) above only if the threat of erosion will not increase and a minimum 20-foot setback is maintained. Determinations of habitat values will be made by the Oregon Department of Fish and Wildlife.



# EXHIBIT A

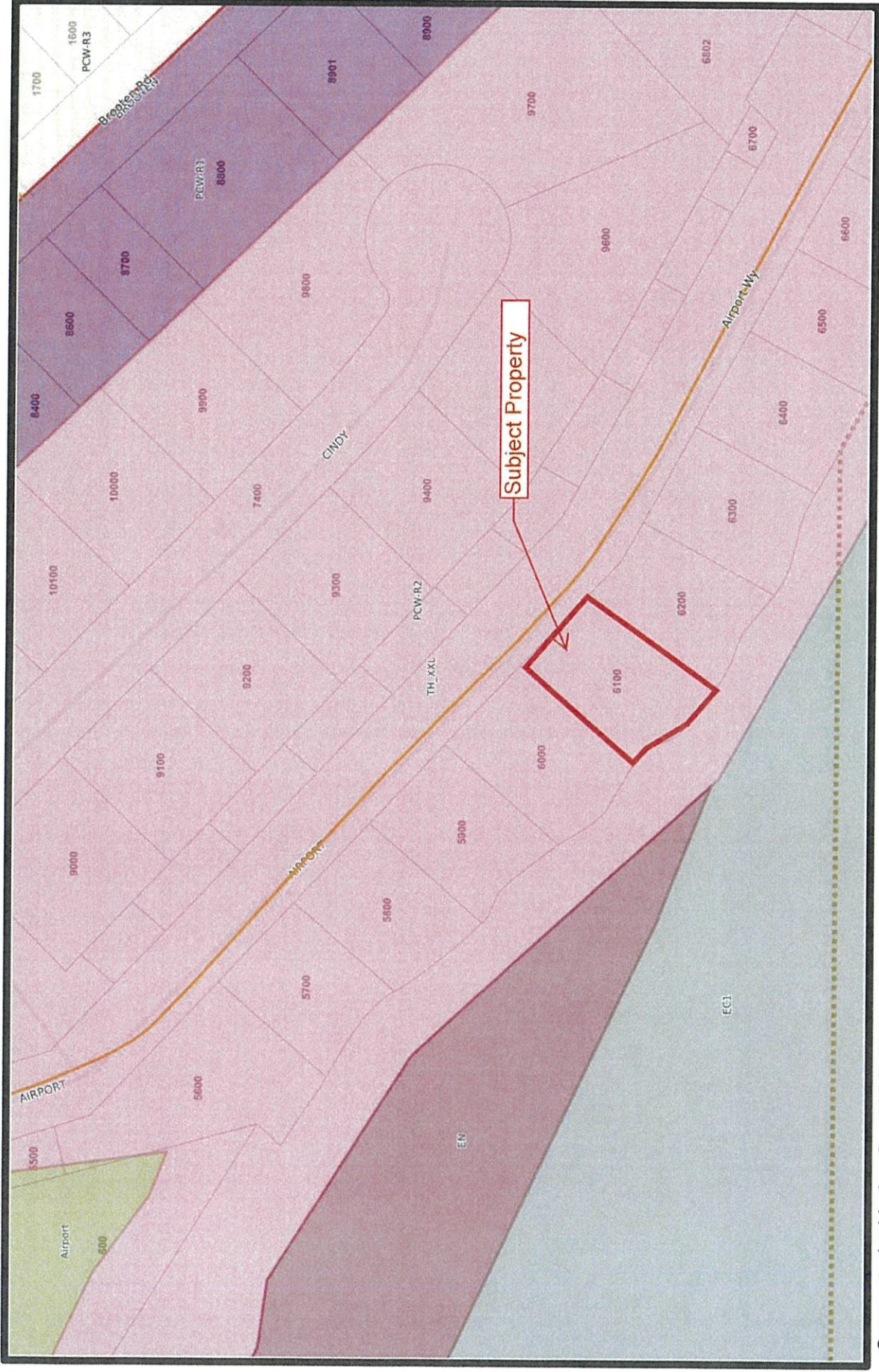


# Vicinity Map





# Zoning Map





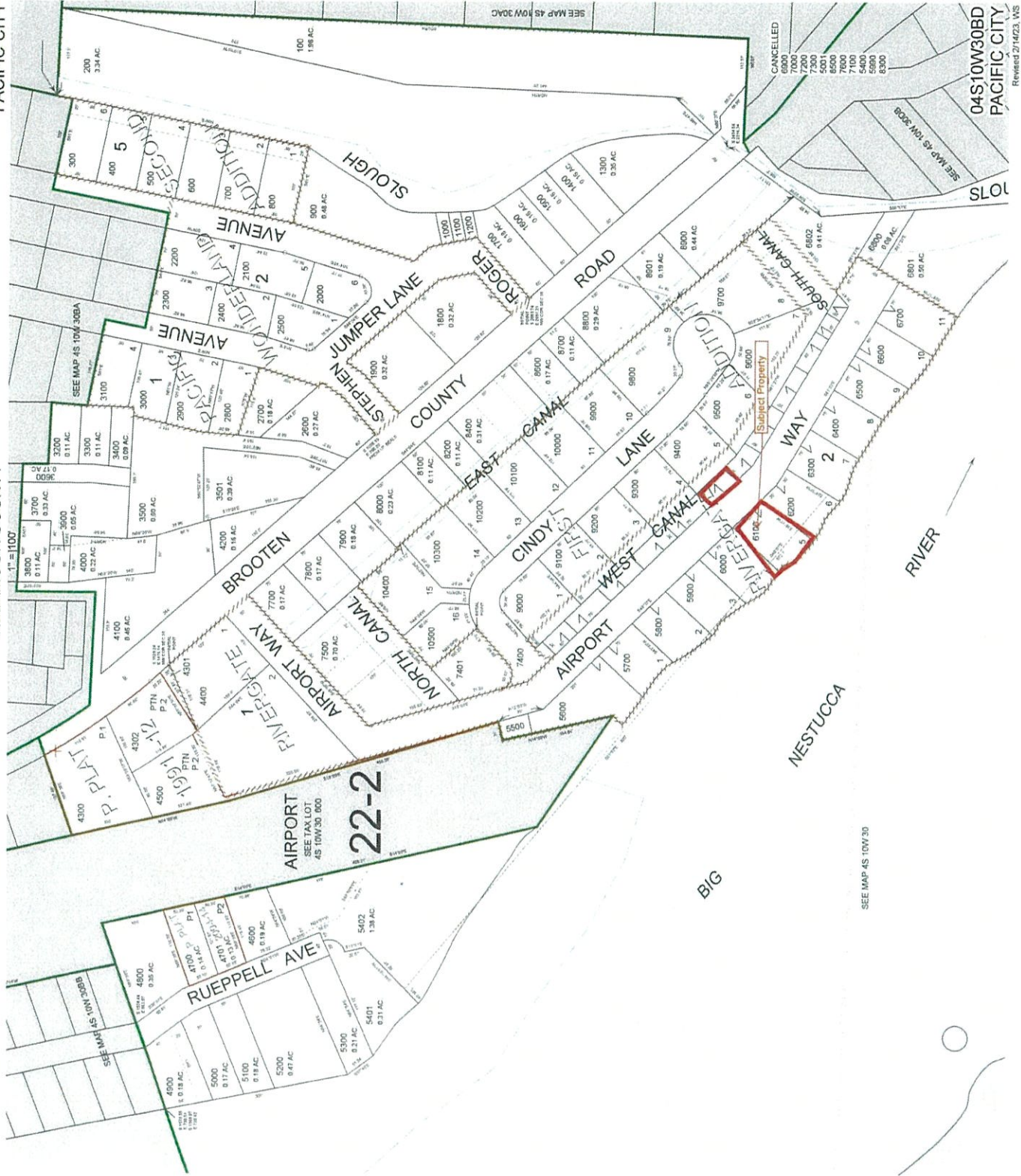
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



S.E. 1/4 N.W. 1/4 SEC. 30 T.4S. R. 10W. W.M.

TILLAMOOK COUNTY

04S10W30BD  
PACIFIC CITY



04S10W30BD  
PACIFIC CITY

Revised 2/14/23, VS



**Tillamook County**  
**2024 Real Property Assessment Report**  
Account 240821

**Map** 4S1030BD06100  
**Code - Tax ID** 2202 - 240821

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

**Legal Descr** RIVERGATE

Block - 2 Lot - 5

**Mailing** MCREYNOLDS, MALI ANN TRUSTEE  
PO BOX 305  
PACIFIC CITY OR 97135

**Deed Reference #** 2023-2339  
**Sales Date/Price** 05-26-2023 / \$0  
**Appraiser** BRITTANY MCINTYRE

**Property Class** 100    **MA**    **SA**    **NH**  
**RMV Class** 100    09    WF    903

Site	Situs Address	City
1	35700 AIRPORT WAY	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception    CPR %
2202	Land	198,480		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		198,480	92,140	92,140	0
<b>Grand Total</b>		198,480	92,140	92,140	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.21 AC		168,480
					OSD - AVERAGE	100			30,000
<b>Code Area Total</b>							0.21 AC		198,480

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

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
<ul style="list-style-type: none"> <li>DESTROYED OR DAMAGED PROPERTY, JULY 1 ASMT DATE 308.146(6) ADDED 2024</li> <li>ACT OF GOD RMV &amp; MAV ADJUSTED 308.146 ADDED 2024</li> <li>ACT OF GOD PRORATED 308.425 ADDED 2023</li> </ul>									

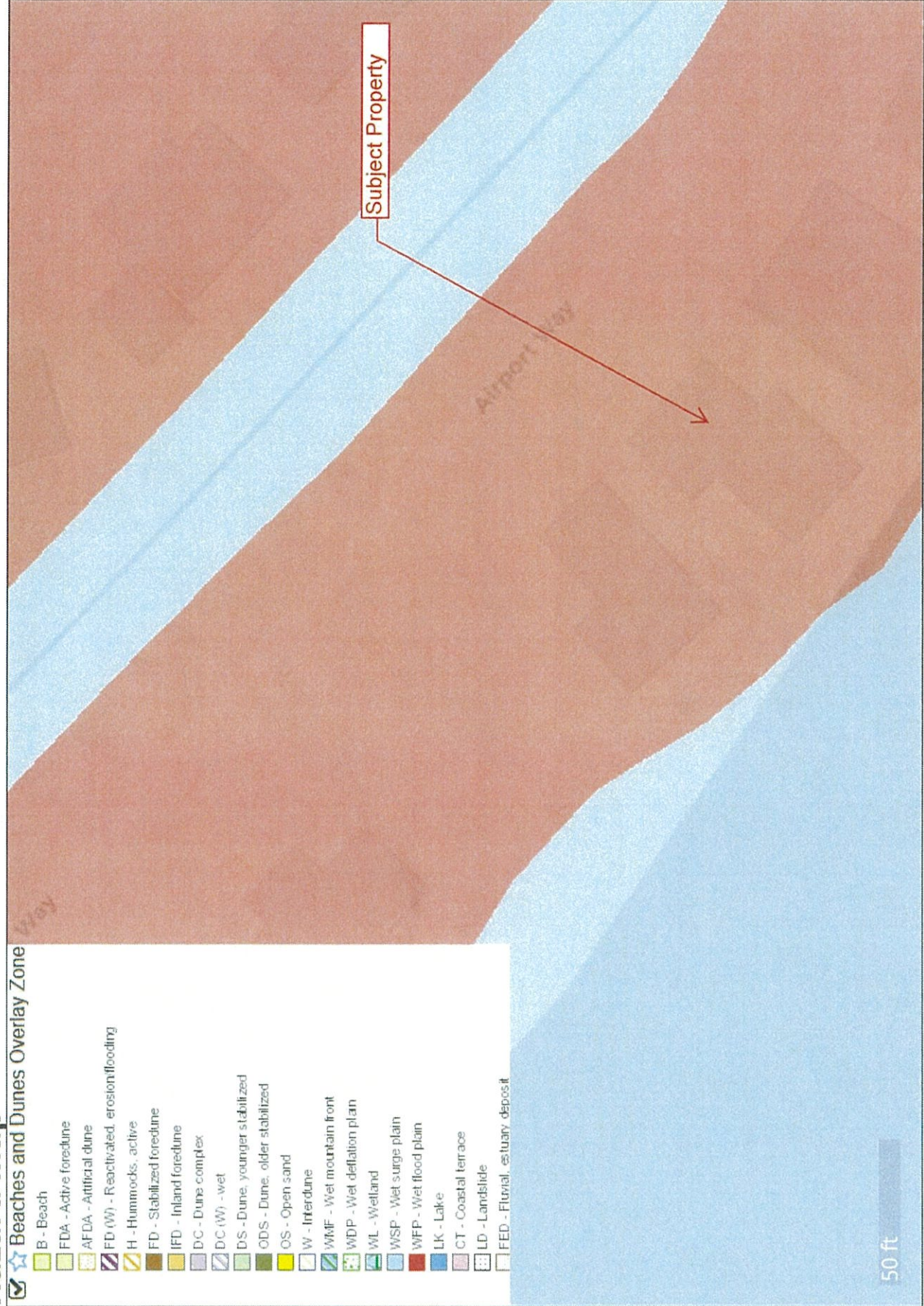
**Comments** 10/19/06 input inventory. gb 12/6/06 Added acreage. dv 01/29/14 Reappraised land; tabled values. RBB 7/8/24 July 1 Reassessment; Residence completely destroyed in fire in June. RMV and MAV adjusted. Taxes were prorated for the 2023-24 tax year. LM



# Hazard Map

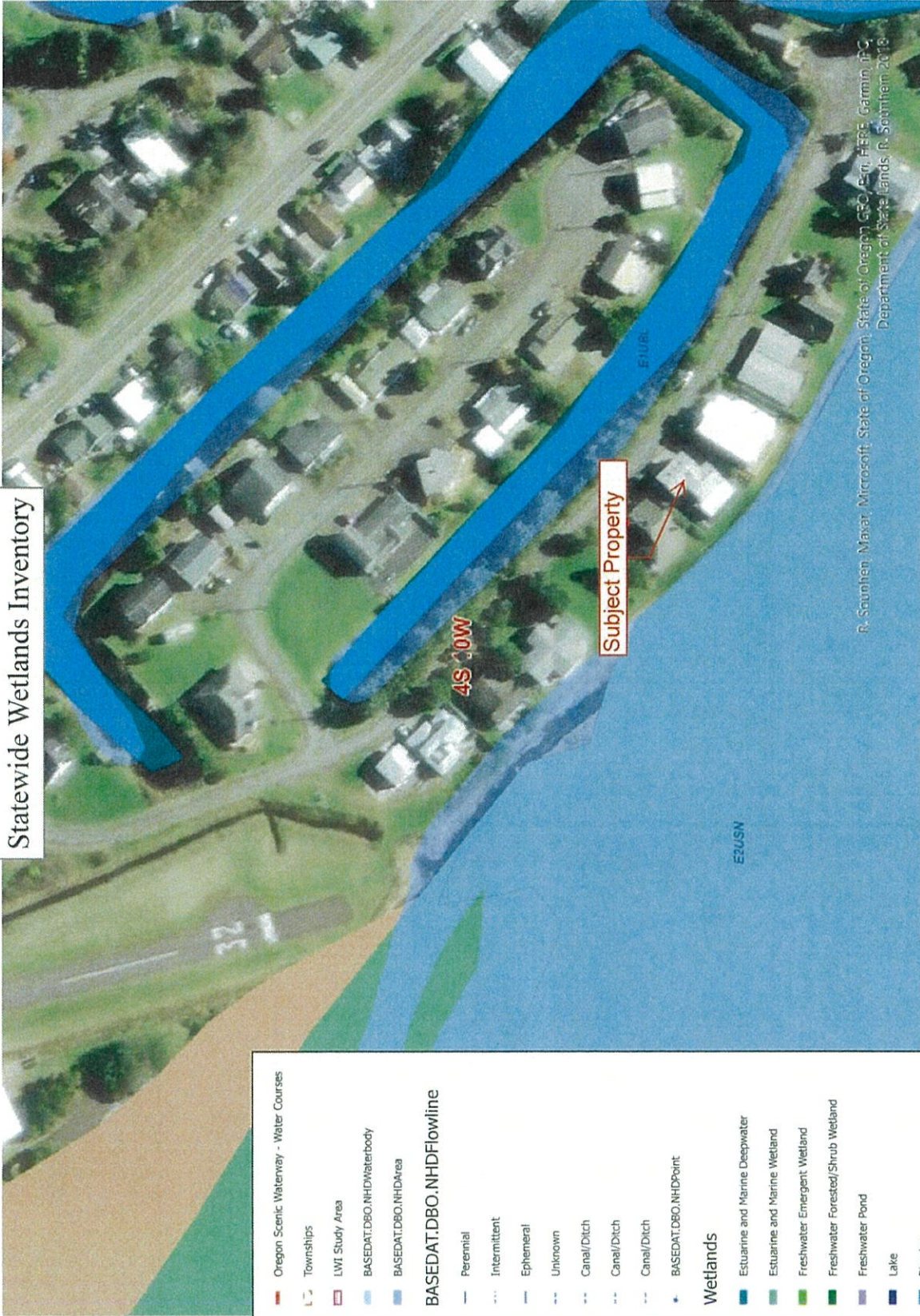
☑ Beaches and Dunes Overlay Zone

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSP - Wet surge plain
- WFP - Wet flood plain
- LK - Lake
- CT - Coastal terrace
- LD - Landslide
- FED - Fluvial, estuary deposit





# Statewide Wetlands Inventory



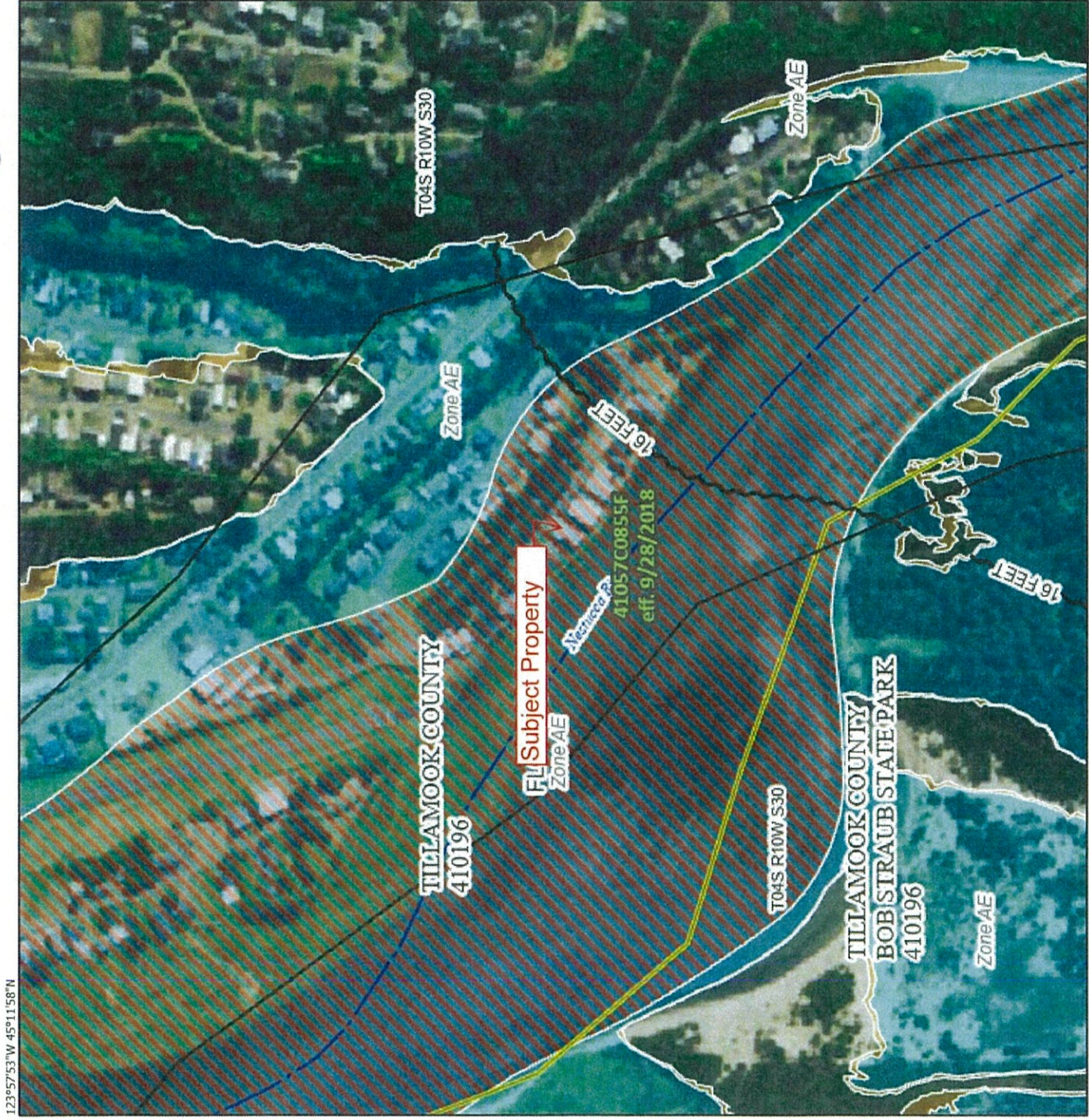
- Oregon Scenic Waterway - Water Courses
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDIWaterbody
- BASEDAT.DBO.NHDIArea
- BASEDAT.DBO.NHDIFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDIPoint
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winilo Soils
- SWI Predominantly Hydric Soil Map Units



# National Flood Hazard Layer FIRMette

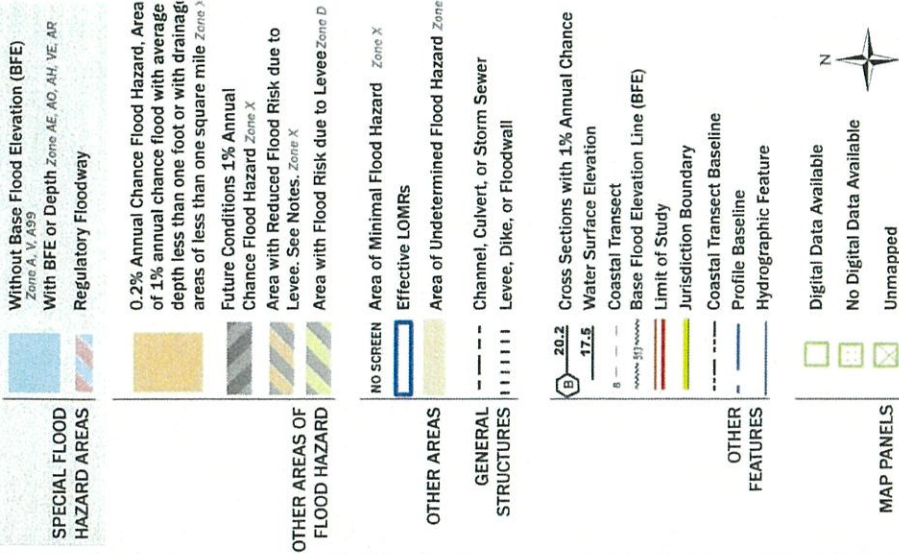


123°57'53"W 45°11'58"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



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 2/26/2025 at 7:41 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.



# **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](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

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

Name: IAN Smith Phone: 503 758 3124  
Address: PO Box 1087  
City: Pacific City State: OR Zip: 97135  
Email: ian@pacificcityhomes.com

**Property Owner**

Name: Mali McReynolds Phone: \_\_\_\_\_  
Address: 35700 Airport Way  
City: PL State: OR Zip: 97135  
Email: \_\_\_\_\_

OFFICE USE ONLY	
<b>RECEIVED</b>	
MAY 20 2025	
BY: <u>JS</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>JS</u>	
Receipt #:	
Fees: <u>1365.00</u>	
Permit No:	
<u>851-25-000249</u> -PLNG	

Request: \_\_\_\_\_

### 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
- ☐ Foredune 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: 35700 Airport Way PL

Map Number: \_\_\_\_\_

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

### Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required)

Applicant Signature

Date

Date



## Melissa Jenck

---

**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Thursday, July 18, 2024 8:43 AM  
**To:** Melissa Jenck  
**Cc:** Sheila Shoemaker; Allison Chase; ian@pacificcityhomes.com  
**Subject:** EXTERNAL: 35700 Airport Way  
**Attachments:** 35700 Airport Way.jpg

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

I measured the estuary setback at this address in Pacific City earlier this week. On the attached aerial photo I marked the approximate 50 foot setback in red. The blue line is the edge of the existing footprint of the structure at about 27 feet. The green line shows the approximate 20 foot minimum setback. The current footprint setback aligns fairly close with the adjoining properties.

Note that the home shown in the aerial has burned down, so the site looks different currently than in the photo.

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)

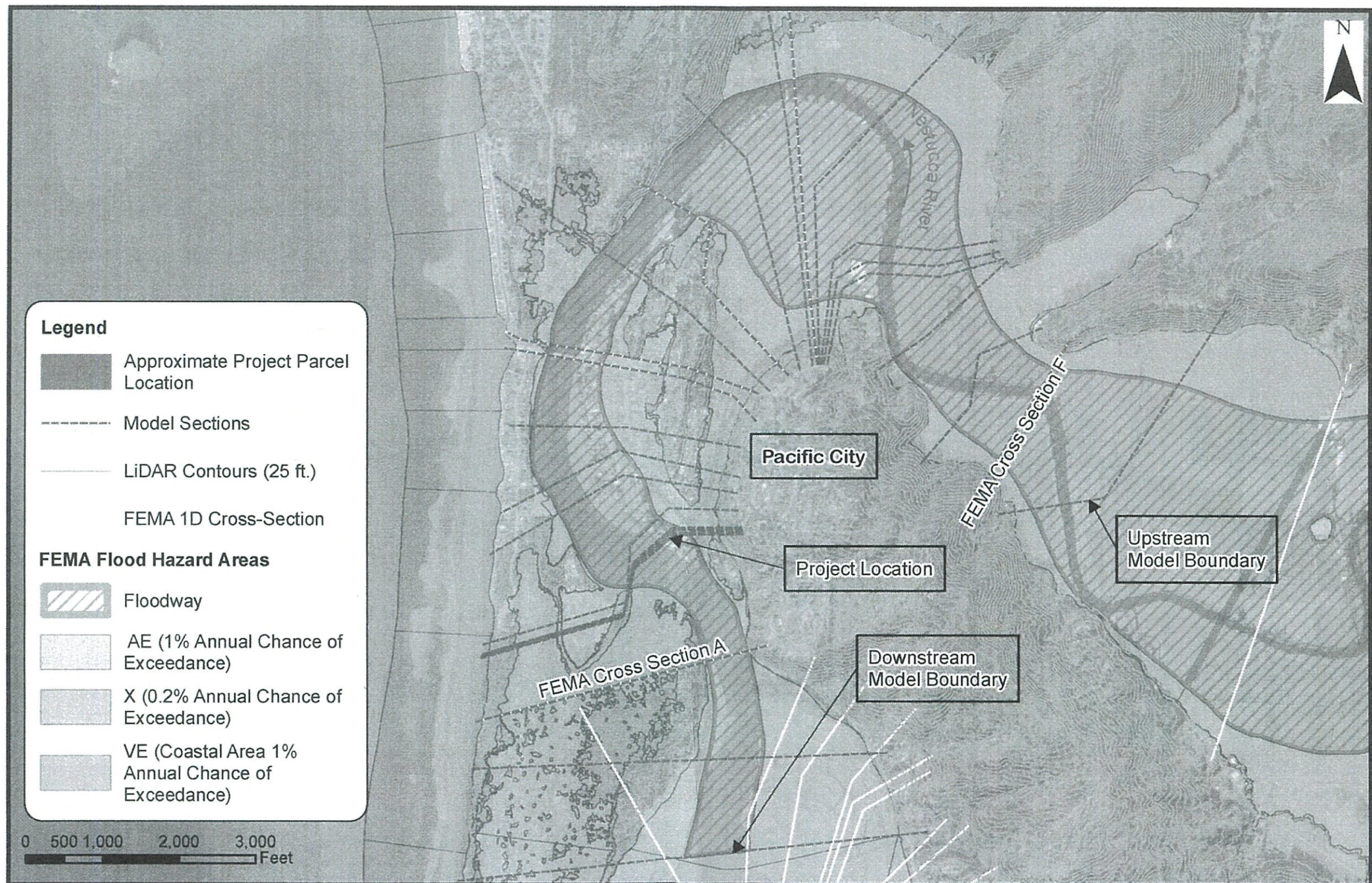












FIGURE

5

## Hydraulic Analysis Overview Map of Proposed Project

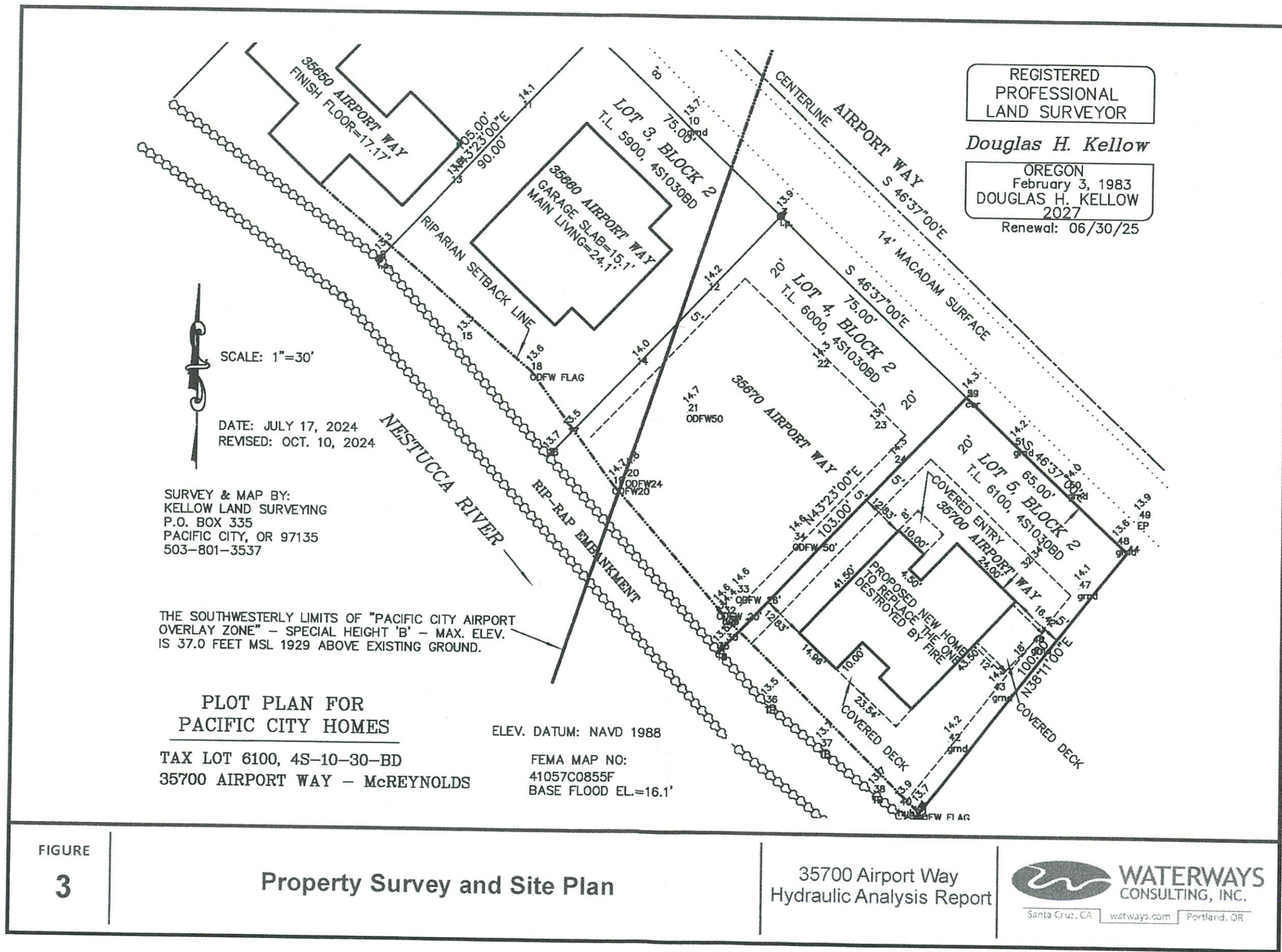
35700 Airport Way  
Hydraulic Analysis Report



**WATERWAYS**  
CONSULTING, INC.

Santa Cruz, CA watways.com Portland, OR





FIGURE

3

### Property Survey and Site Plan

35700 Airport Way  
Hydraulic Analysis Report



**WATERWAYS**  
CONSULTING, INC.

Santa Cruz, CA    [waterways.com](http://waterways.com)    Portland, OR



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SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION**

**The Design Department, Inc.**  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

- NOTE:** Written dimensions on this drawing shall take precedence over scaled dimensions.  
Contractor shall verify all dimensions, conditions, etc.  
The Owner must be notified on any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility for cost to rework same.

## INDEX OF DRAWINGS

- Custom Home Plan for:**  
Mali McReynolds  
Pacific City, Oregon

## GOVERNING CODE

- 2021 OREGON RESIDENTIAL SPECIALTY CODE

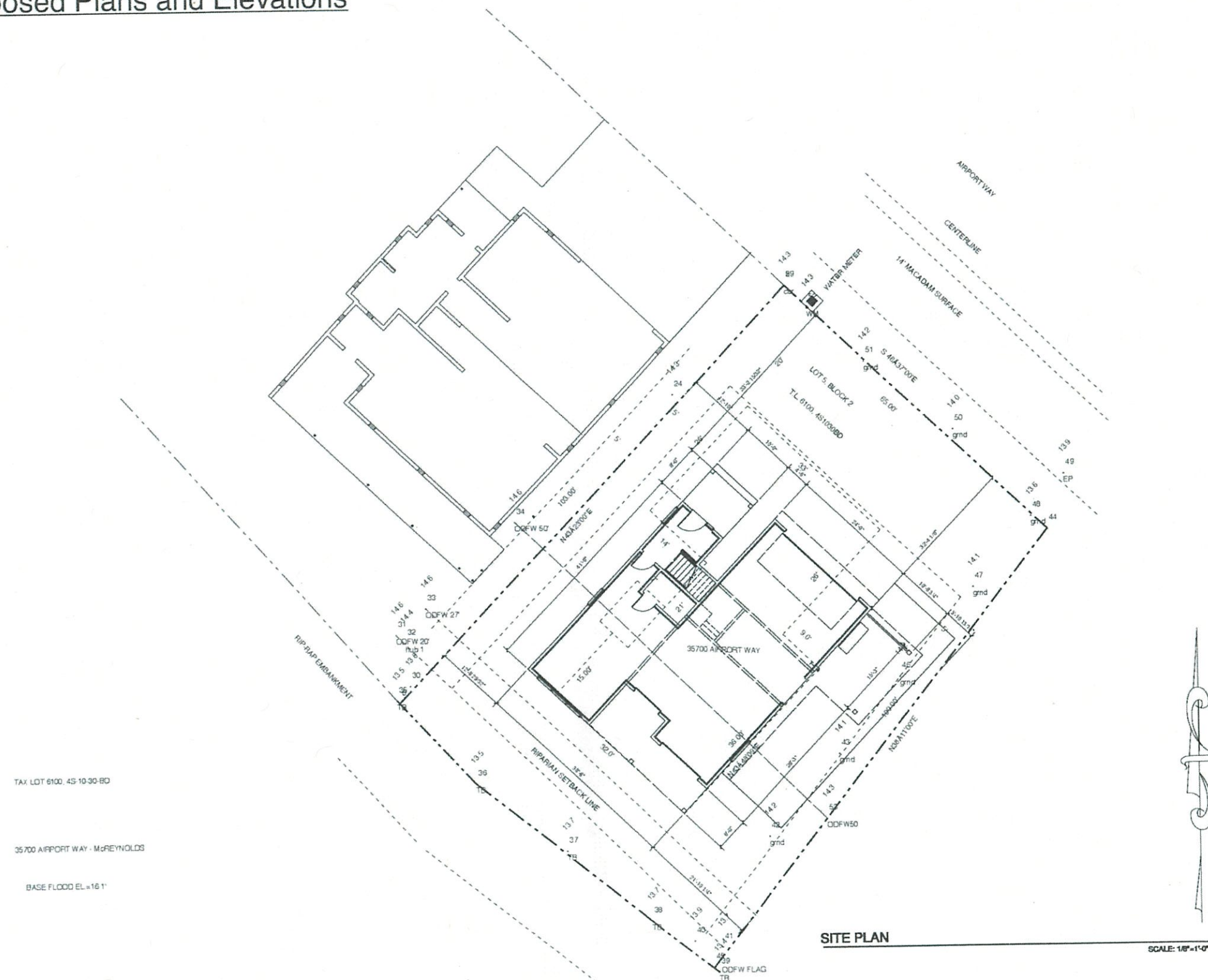
ALL CONSTRUCTION SHALL CONFORM TO  
2021 OREGON RESIDENTIAL ENERGY CODE PER TABLE N1101.1(1)

REVISIONS	
09.01.24	
09.16.24	
09.26.24	
10.08.24	
ORIGIN DATE 08.20.24	
PROJECT NO 2524	

SHEET  
1



FIGURE 4: Proposed Plans and Elevations



**NOTE:** Dimensions on this drawing shall take precedence over written dimensions and dimensions on other drawings. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The Owner must be notified on any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Engineer. The Contractor shall be responsible for accepting the Engineer's decision and accept full responsibility for said to rectify same.

**Custom Home Plan for:**  
Mall McReynolds  
Pacific City, Oregon

Site Plan

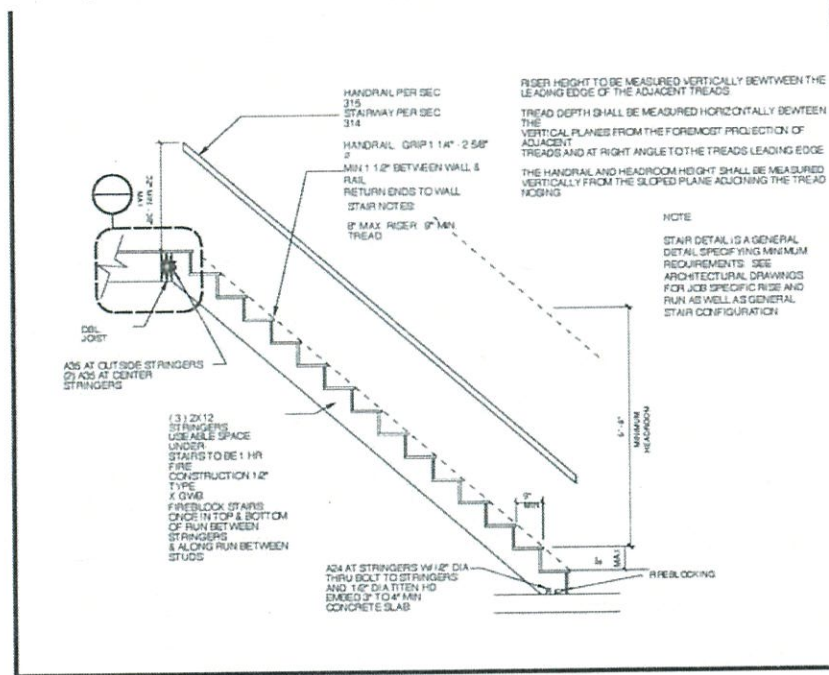
[illegible]

PROGRESS D  
SHEET  
2

# PROGRESS DRAWINGS NOT FOR CONSTRUCTION

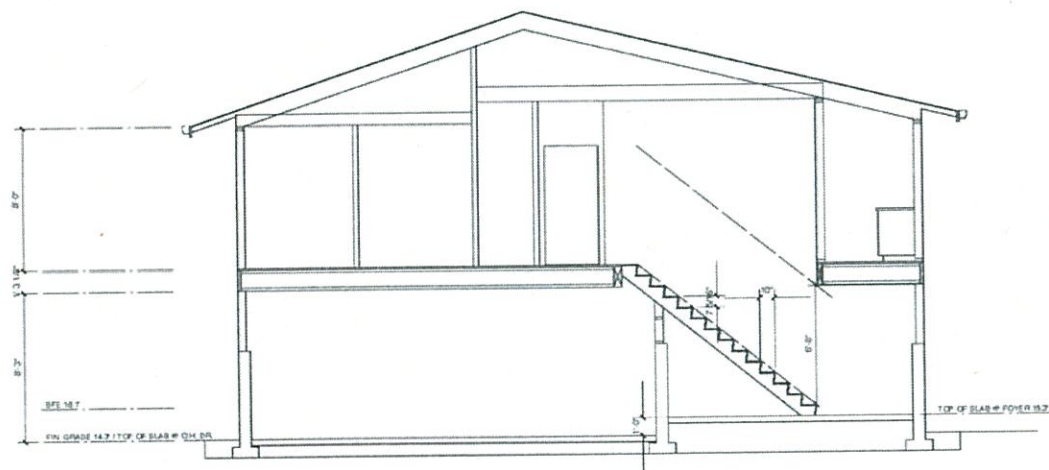


### FIGURE 4: Proposed Plans and Elevations



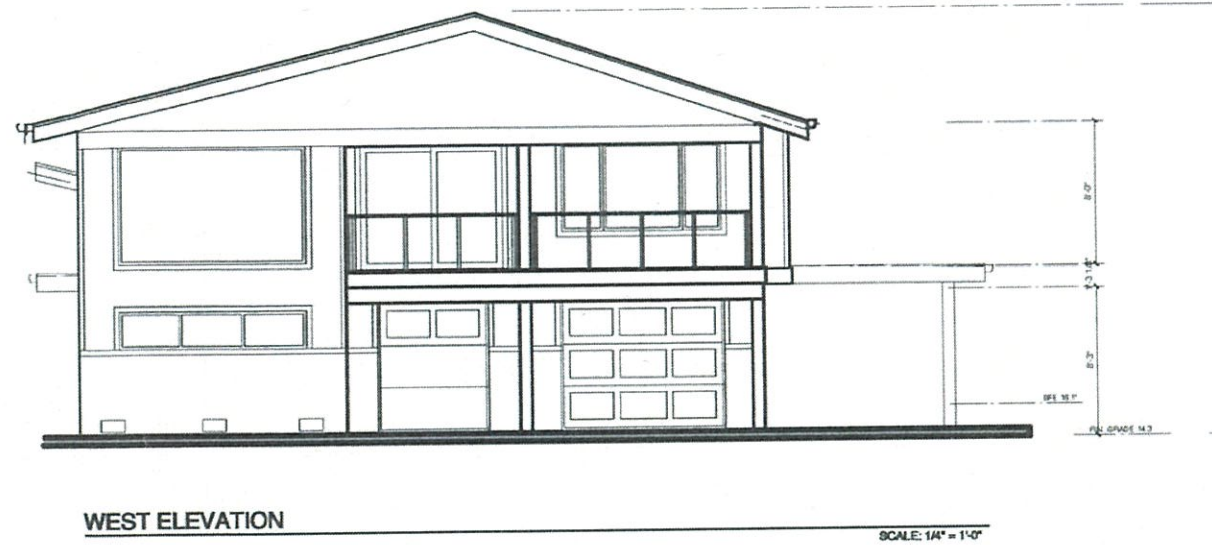
1 TYPICAL STAIR SECTION

SCALE: 1/2" = 1'-0"



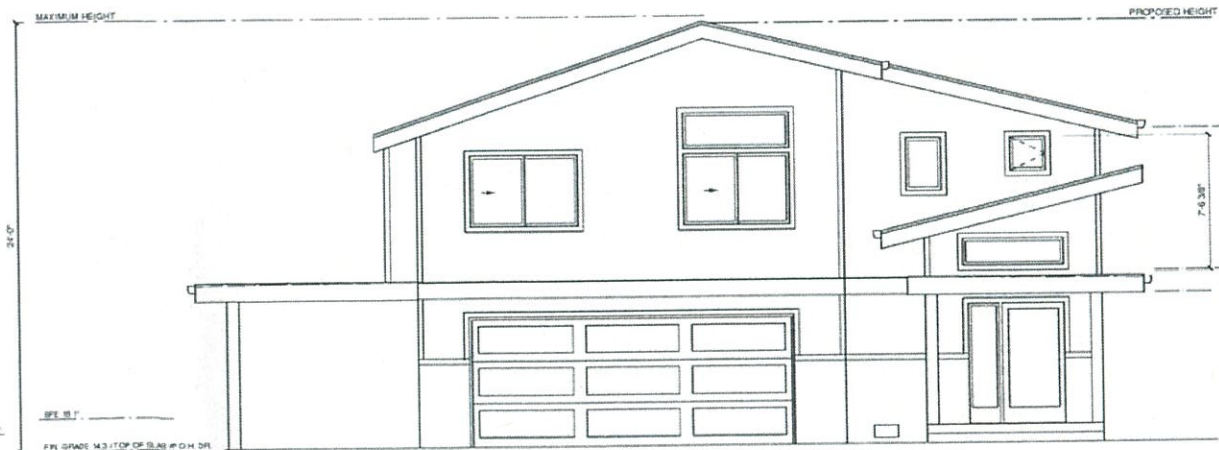
2 FRAMING SECTION @ STAIRWAY

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

**ATTENTION FRAMER!  
CRITICAL!  
SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION**

**The Design Department, Inc.**  
*Creating Your Perfect Space*  
 1523 Boca Raton Dr.  
 Lake Oswego, Oregon 97034  
 (503) 332-3796

**NOTE:** Irregular dimensions on this drawing shall take precedence over Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. The Owner must be notified on any variances from the dimensions and/or conditions shown on these drawings. Any such variance shall be resolved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility.

**Custom Home Plan for:**  
Mali McReynolds  
Pacific City, Oregon

### Exterior Elevations

REVISIONS	
09.02.24	
09.15.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.07.24	
10.08.24	

ORIGIN DATE  
08.20.24

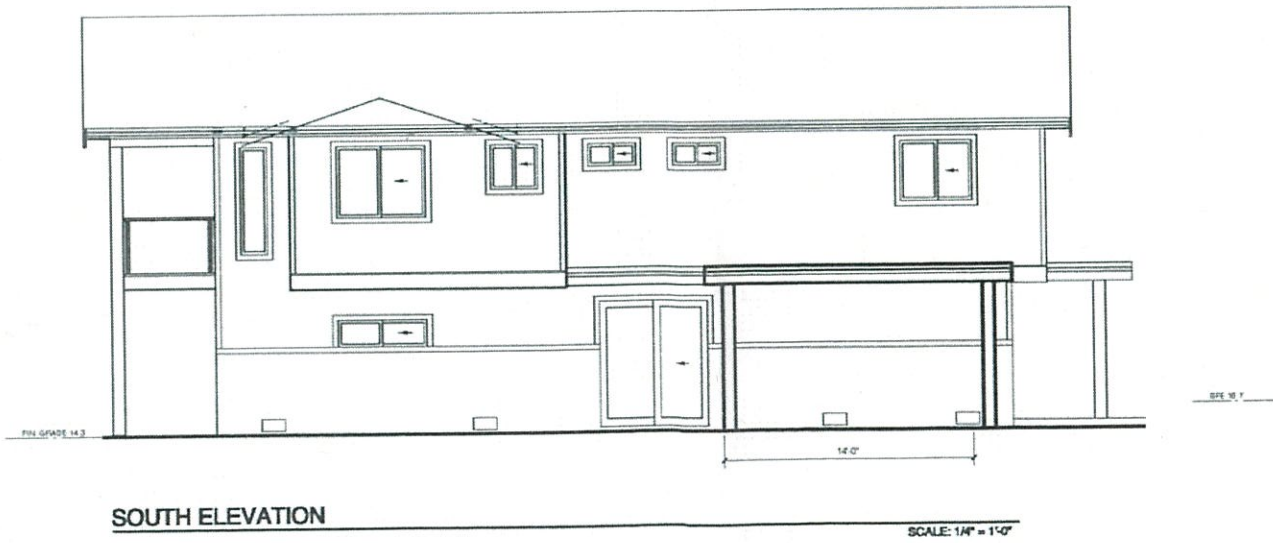
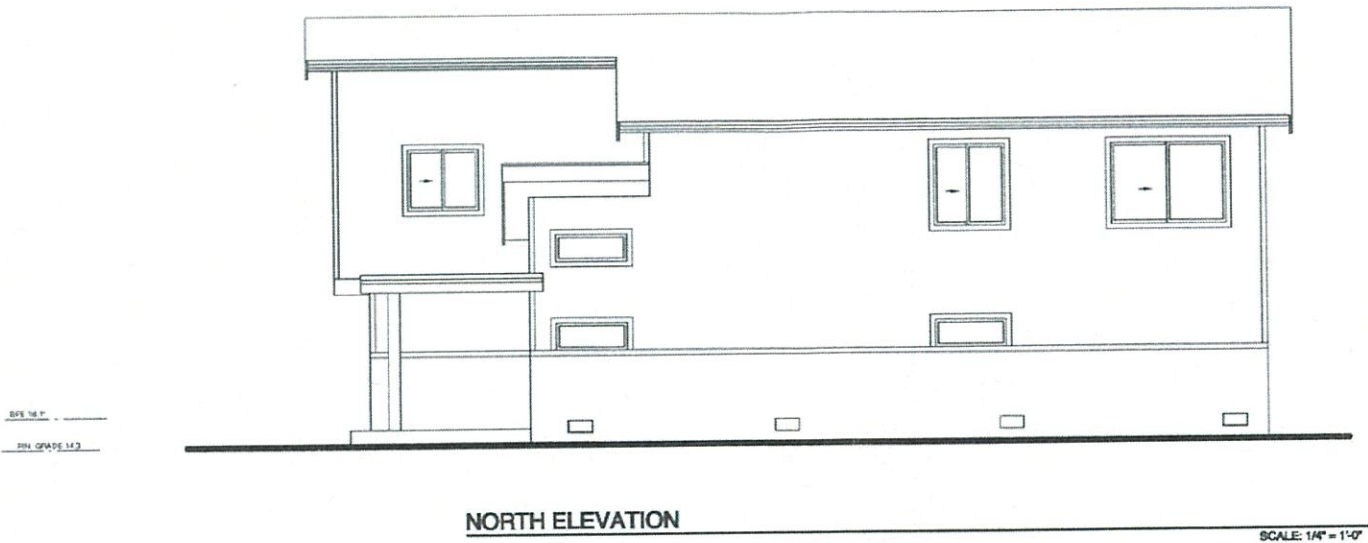
PROJECT NO.  
2524

SHEET

3



FIGURE 4: Proposed Plans and Elevations



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INFORMATION

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Lake Oswego, Oregon 97034  
(503) 332-3796

NOTE: Written dimensions on this drawing shall take precedence over all other dimensions. Contractor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. Any discrepancy between the dimensions and/or conditions shown on these drawings and the actual conditions shall be resolved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility for any errors or omissions.

Custom Home Plan for:  
Mali McReynolds  
Pacific City, Oregon

Exterior Elevations

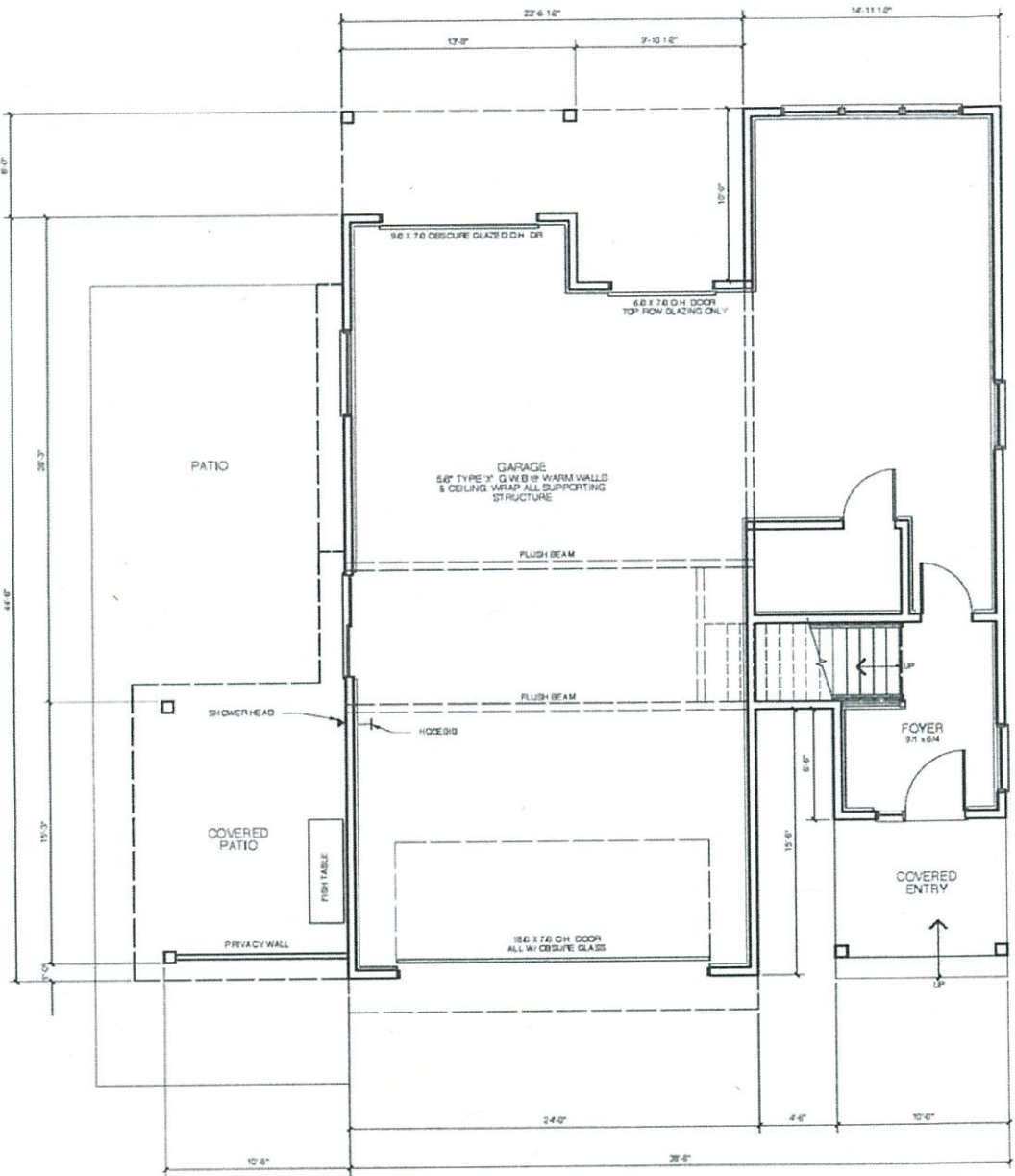
REVISIONS	
09.02.24	
09.16.24	
09.26.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.08.24	
ORIGIN DATE	
08.20.24	
PROJECT NO	
2524	

SHEET  
4

PROGRESS DRAWINGS NOT FOR CONSTRUCTION



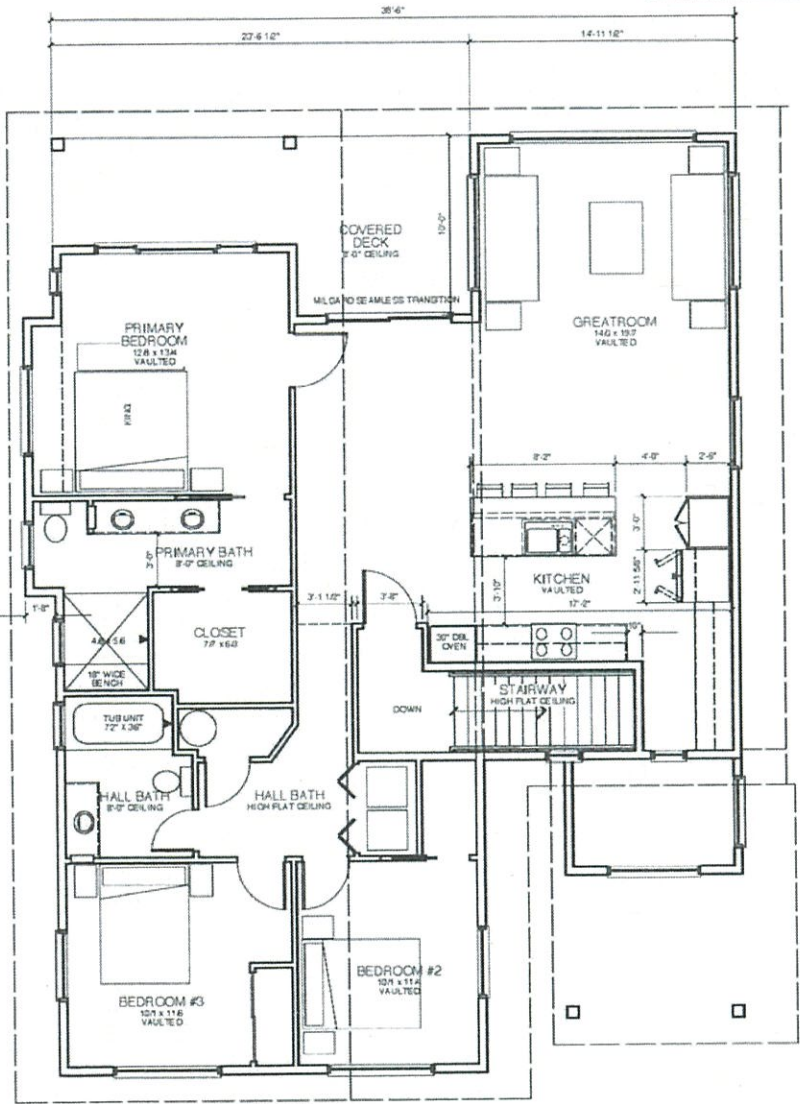
FIGURE 4: Proposed Plans and Elevations



GARAGE LEVEL FLOOR PLAN

90 SQ. FT. FOYER (INCLUDES EXTERIOR WALLS, EXCLUDES STAIRS)

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

1,608 SQ. FT. LIVING AREA INCLUDES EXTERIOR WALLS AND STAIRS

SCALE: 1/4" = 1'-0"

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NOTE:  
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drawings. Any such notification shall be received by the Owner prior to proceeding  
with the work or the Contractor shall accept full responsibility  
for cost to rectify same.

Custom Home Plan for:  
Mall McReynolds  
Pacific City, Oregon

Floor Plans

REVISIONS	
09.01.24	
09.16.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.07.24	
10.08.24	

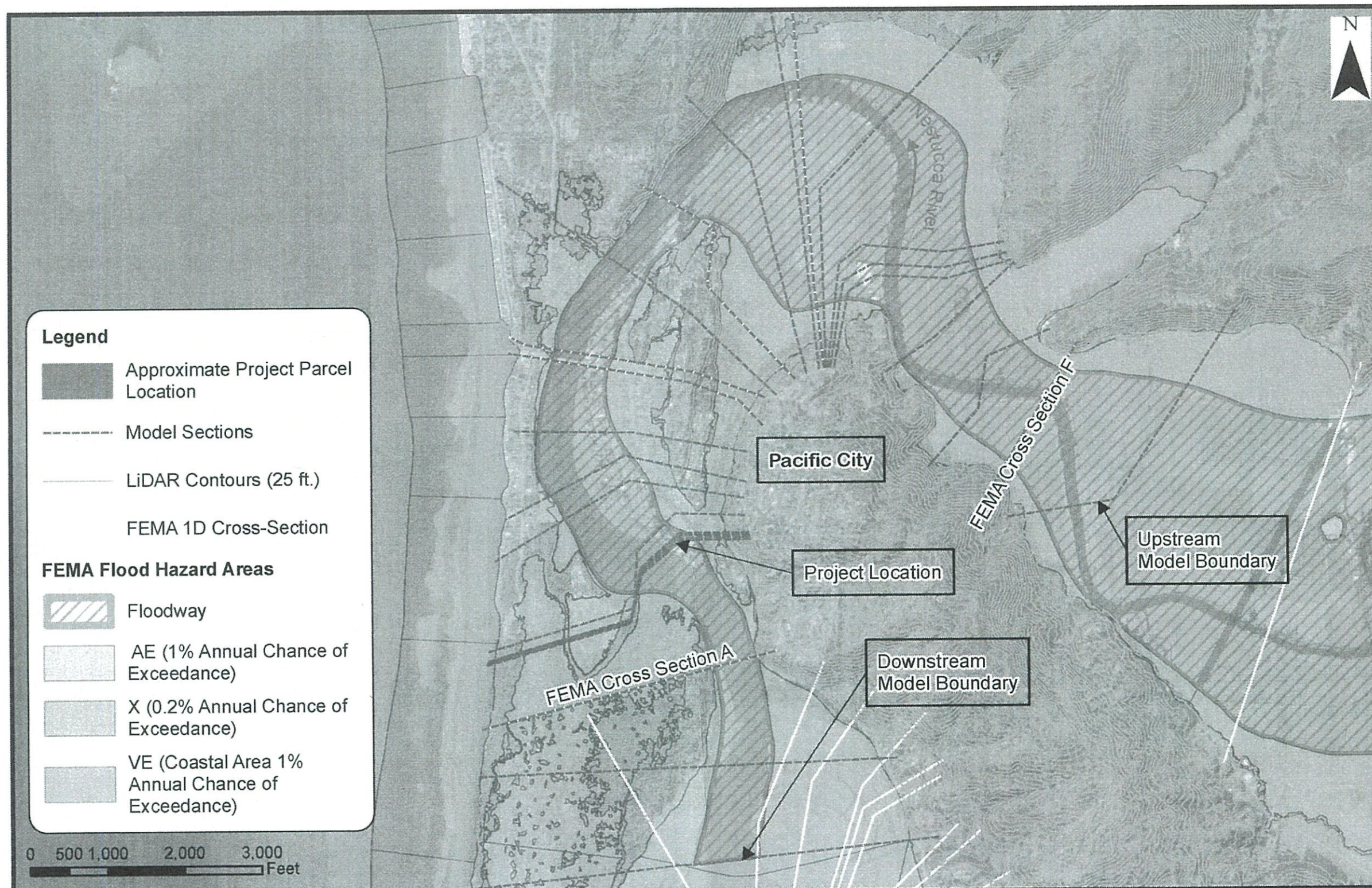
ORIGIN DATE  
08.20.24

PROJECT NO  
2524

SHEET

PROGRESS DRAWINGS NOT FOR CONSTRUCTION





FIGURE

5

## Hydraulic Analysis Overview Map of Proposed Project

35700 Airport Way  
Hydraulic Analysis Report



**WATERWAYS**  
CONSULTING, INC.

Santa Cruz, CA | [watways.com](http://watways.com) | Portland, OR