



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

*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION #851-24-000508-PLNG: MOYER**  
*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: November 1, 2024**

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

**#851-24-000508-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary and establish a 51-foot setback from the west (side) property line to allow for the placement of a residential structure (single-family dwelling).

The subject property is located southeast of Tillamook City, accessed off Bewley Creek Road, a County Road and designated as Tax Lot 3001 in Section 18 of Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential 2-Acre (RR-2). The applicant is Cliff Moyer and the owners are Clifford and Donna Moyer.

Written comments received by the Department of Community Development prior to 4:00p.m. on November 14, 2024, 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 November 15, 2024.

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 x3123 or [sheila.shoemaker@tillamookcounty.gov](mailto:sheila.shoemaker@tillamookcounty.gov)

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

## REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (4) STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

...

- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.

...

- (k) *No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100-foot requirement. In either case, all yard requirements in this zone shall still apply.*



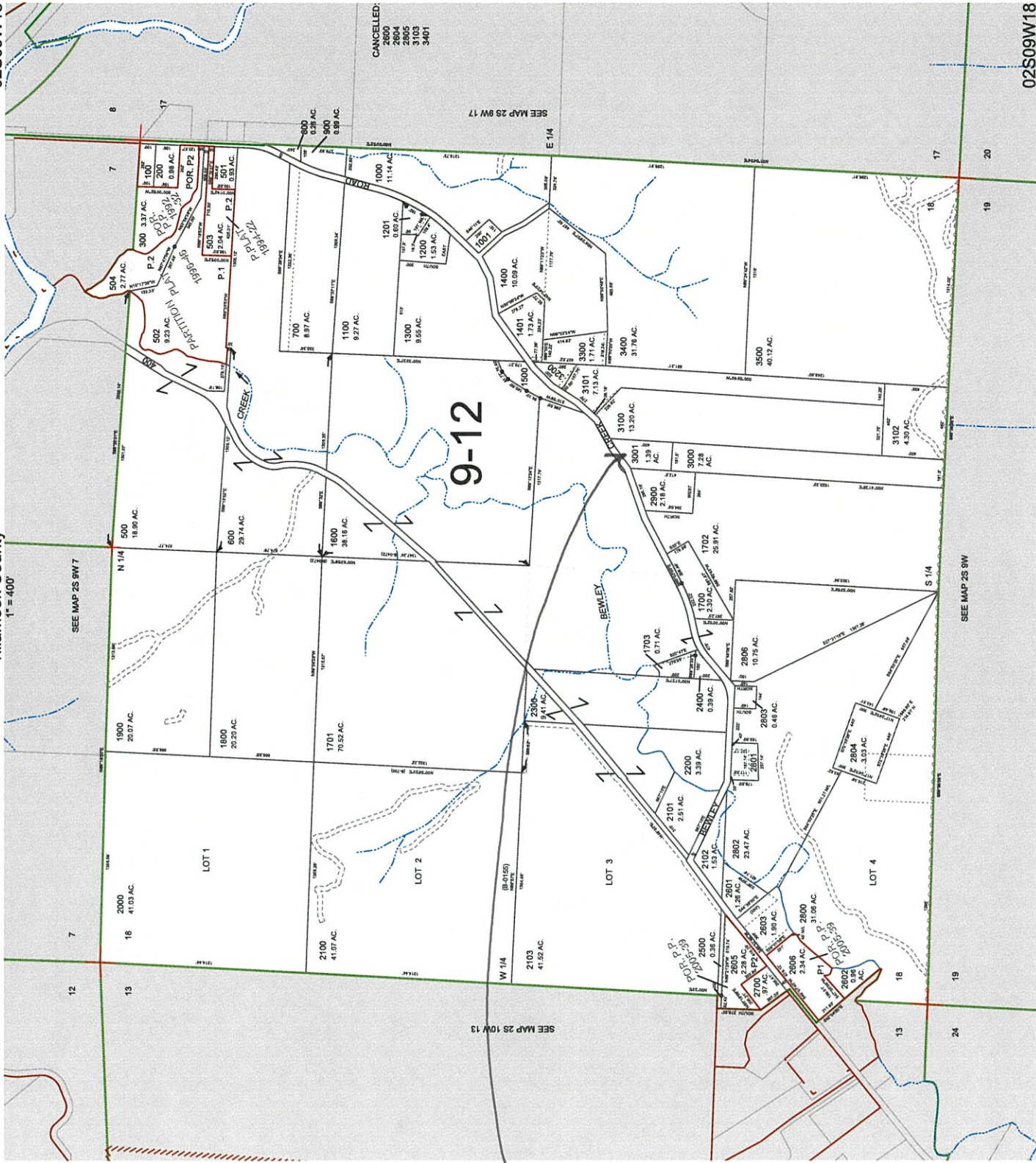
FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES.

SECTION 18 T.2S. R.9W. W.M.  
Tillamook County

1" = 400'

02S09W18

02S09W18  
REVISED 08/17/18, WS

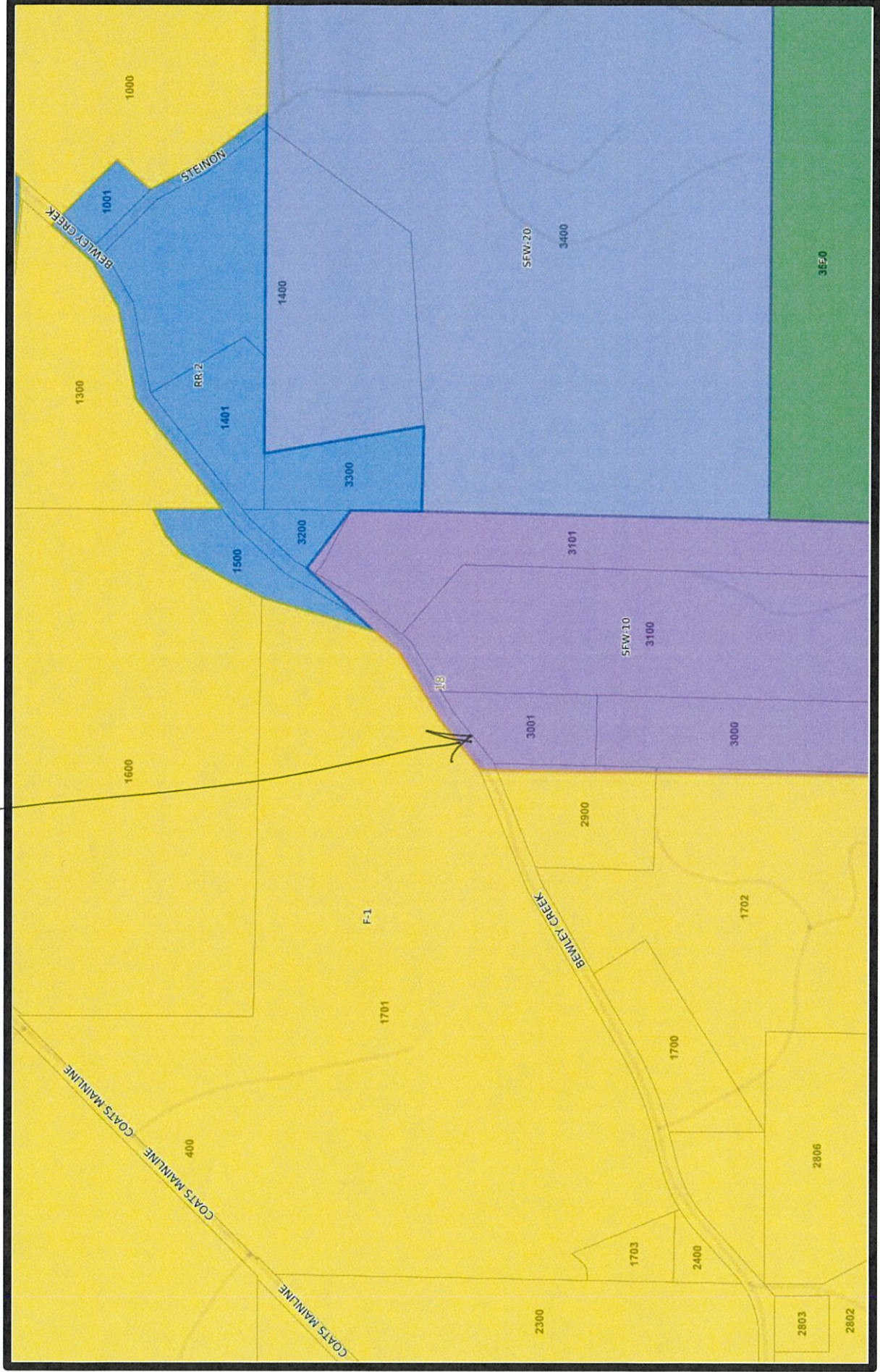


*Subject Property*



# Map

*Sub-jack property*



# EXHIBIT A



**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 187032

**Map** 2S09180003001  
**Code - Tax ID** 0912 - 187032

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

**Legal Descr** See Record

**Mailing** MOYER, DONNA L &  
 MOYER, CLIFFORD L &  
 3391 NE 29TH ST  
 REDMOND OR 97756

**Deed Reference #** 2021-1874  
**Sales Date/Price** 03-01-2021 / \$10  
**Appraiser** ROBERT BUCKINGHAM

**Property Class** 400 MA SA NH  
**RMV Class** 400 01 SV 104

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0912	Land	124,060		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		124,060	50,740	50,740	0
<b>Grand Total</b>		124,060	50,740	50,740	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912	0			SFW10	Market	96	1.39 AC		124,060
<b>Code Area Total</b>							1.39 AC		124,060

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

Exemptions / Special Assessments / Notations				
Code Area	0912			
<b>Fire Patrol</b>			<b>Amount</b>	<b>Acres</b> <b>Year</b>
■ FIRE PATROL NORTHWEST			18.75	1.39    2024
<b>Fire Patrol</b>			<b>Amount</b>	<b>Acres</b> <b>Year</b>
■ FIRE PATROL SURCHARGE			0.00	0.00    2024

**Comments** 01/29/16 Land reappraisal; tabled values. Size change per GIS calculations. WH  
 04/25/17 Boundary & acreage correction per cartographer. RBB



# National Flood Hazard Layer FIRMette



123°50'14"W 45°24'N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile *Zone*
- 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 L*

**OTHER AREAS**

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

**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.

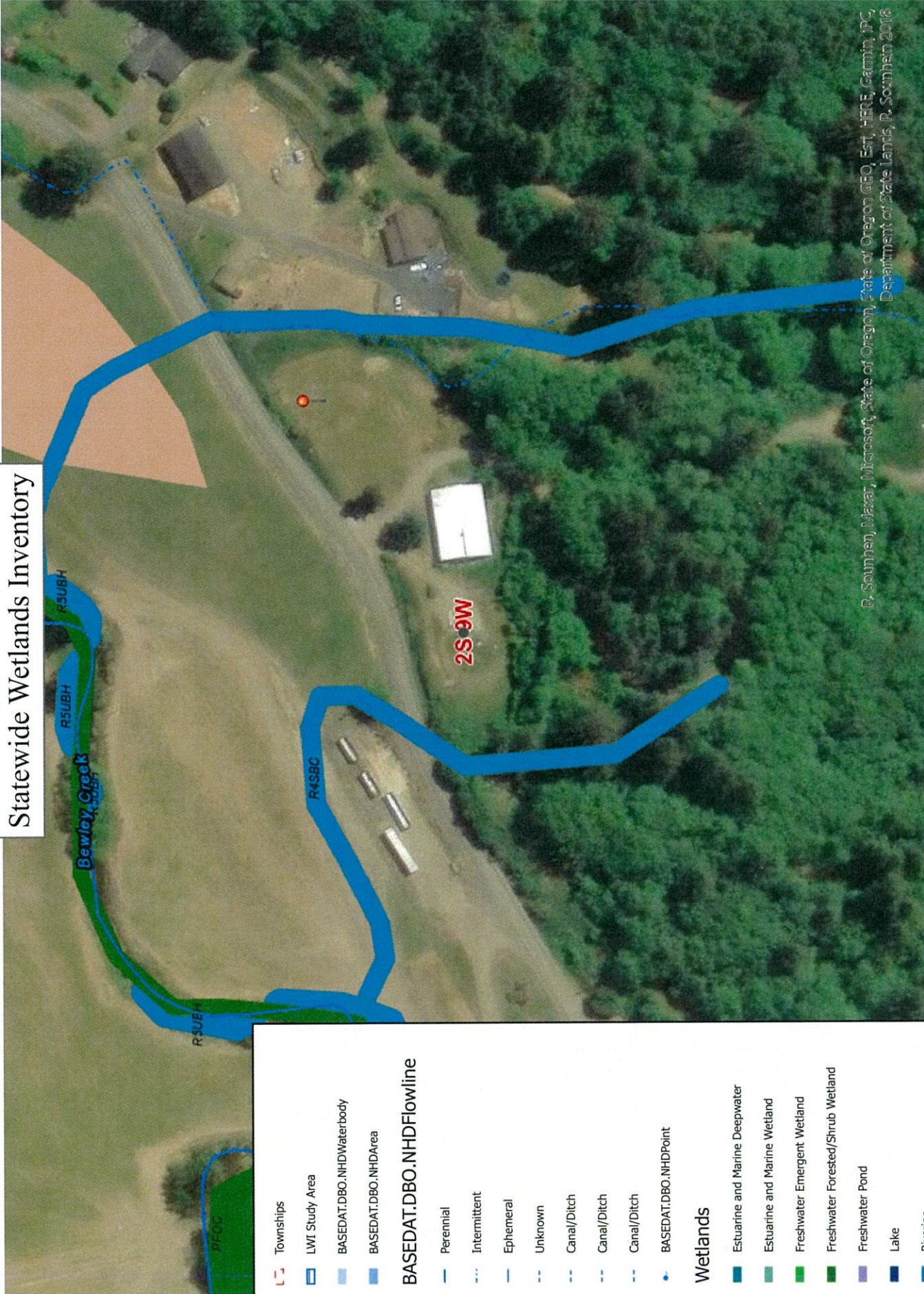
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/29/2024 at 9:25 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.



# Statewide Wetlands Inventory



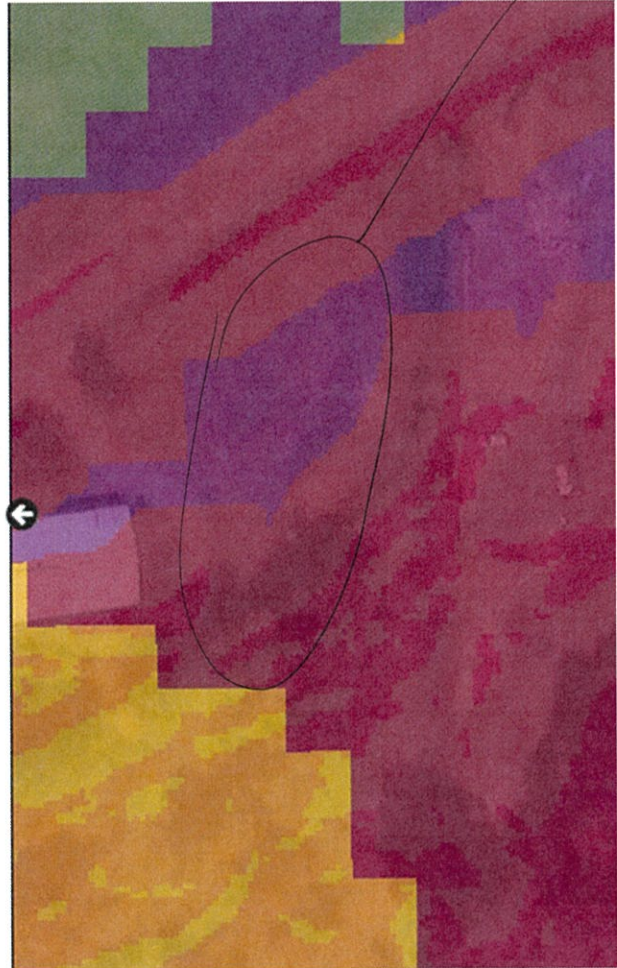
- Townships
  - LWI Study Area
  - BASEDAT.DBO.NHDIWaterbody
  - BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDIFlowline**
- Perennial
  - Intermittent
  - Ephemeral
  - Unknown
  - Canal/Ditch
  - Canal/Ditch
  - Canal/Ditch
  - BASEDAT.DBO.NHDPPoint
- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Riverine
  - SWI Agate-Winlo Soils

R. Souther, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Est. HERE, Garmin, IGC, Department of State Lands, P. Southern 2016



## Geologic Hazard Area

- County Boundaries
- Non-Regulatory Planning
- Physical
  - 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
    - Esri World Imagery
- Basemaps
  - Carto
    - Light





# EXHIBIT B





# PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b>
	SEP 27 2024
BY: .....	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: MJ	
Receipt #: 139768	
Fees: 1365.00	
Permit No: 851-24-00508 -PLNG	

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

Name: CLIFF MEYER Phone: 907-885-5210  
 Address: 3391 NE 29th  
 City: REDMOND State: OR Zip: 97754  
 Email: cdmeyer29@gmail.com

**Property Owner**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Request:** REDUCE 100' SETBACK TO 51' FOR DWELLING  
EXISTING DRIVEWAY ACTING AS EFFECTIVE BARRIER

**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: 25 9 18 2001  
Township Range Section Tax Lot(s)

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

**Authorization**

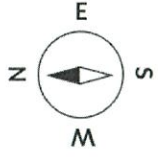
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted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

Cliff Meyer  
 Property Owner Signature (Required)

9/27/2024  
 Date

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

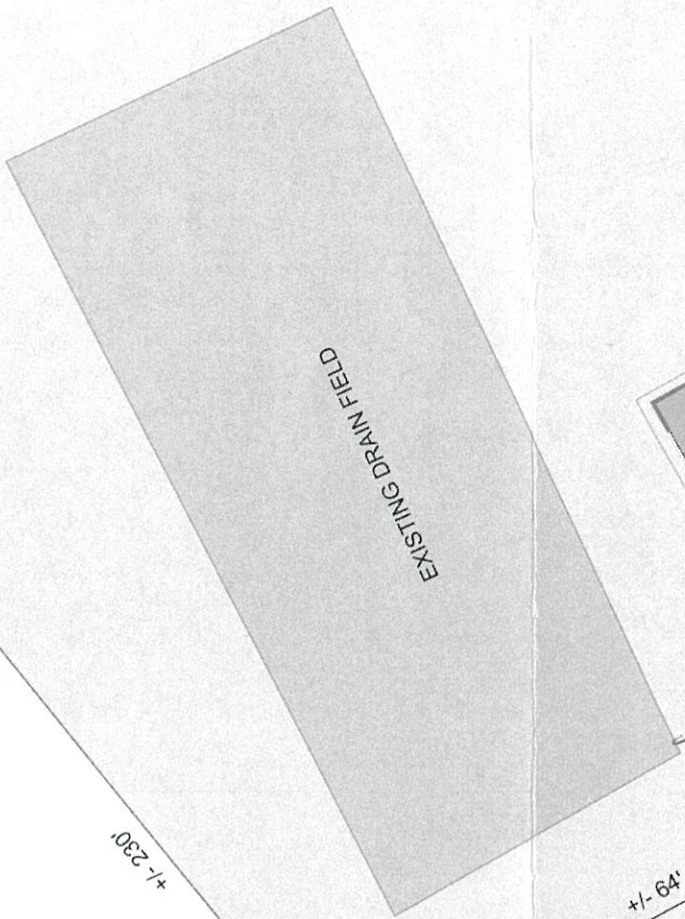




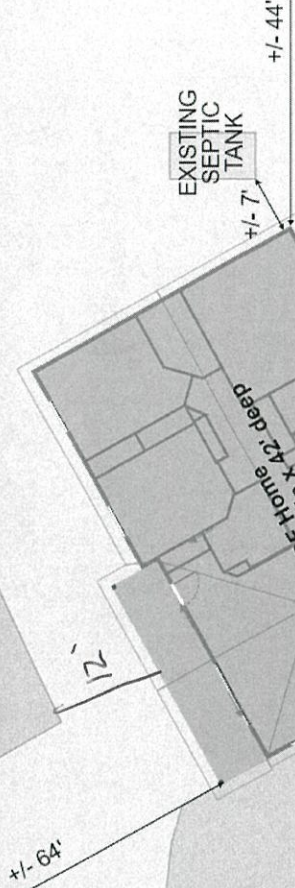
PLOT PLAN FOR: CLIFF & DONNA MOYER  
CONTACT: 907-885-5210  
PROPERTY: TBD BEWLEY CREEK ROAD, TILLAMOOK, OR 97141  
TAX MAP NO.: 2S09180003001  
SCALE: 3/32"=.2'

BEWLEY CREEK ROAD

POWER



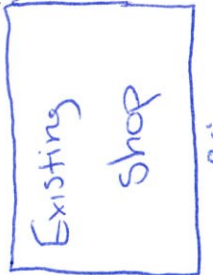
EXISTING SEPTIC TANK



PROPOSED DRIVEWAY EXPANSION

WATER

EXISTING DRIVEWAY



RECEIVED  
SEP 27 2024  
BY: .....

+/- 181'

Lot 1  
37556.53 sq

Moyer, Cliff & Donna	2024-08-27T10:23
MOYER, CLIFF & DONNA - PLOT PLAN	3/32"=.2' - B (Tableid)