



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

RESOURCE ZONE EXCEPTION #851-22-000339-PLNG: KRICK
*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: December 14, 2022

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

#851-22-000339-PLNG: An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary to 45-feet, and establish a 15-foot front yard setback to allow for the placement of a residential structure (single-family dwelling).

The subject property is north of the Unincorporated Community of Neskowin, located at the corner of Horizon View and is designated as Tax Lot 2500 in Section 12AC of Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The property is located in the Rural Residential 2 Acre (RR-2) Zone. The applicant and property owners are Leo & Mary Krick.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 28, 2022, 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 December 29, 2022.

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.co.tillamook.or.us/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. 3423 or ltone@co.tillamook.or.us.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck". The signature is fluid and cursive.

Melissa Jenck, CFM, Senior 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:

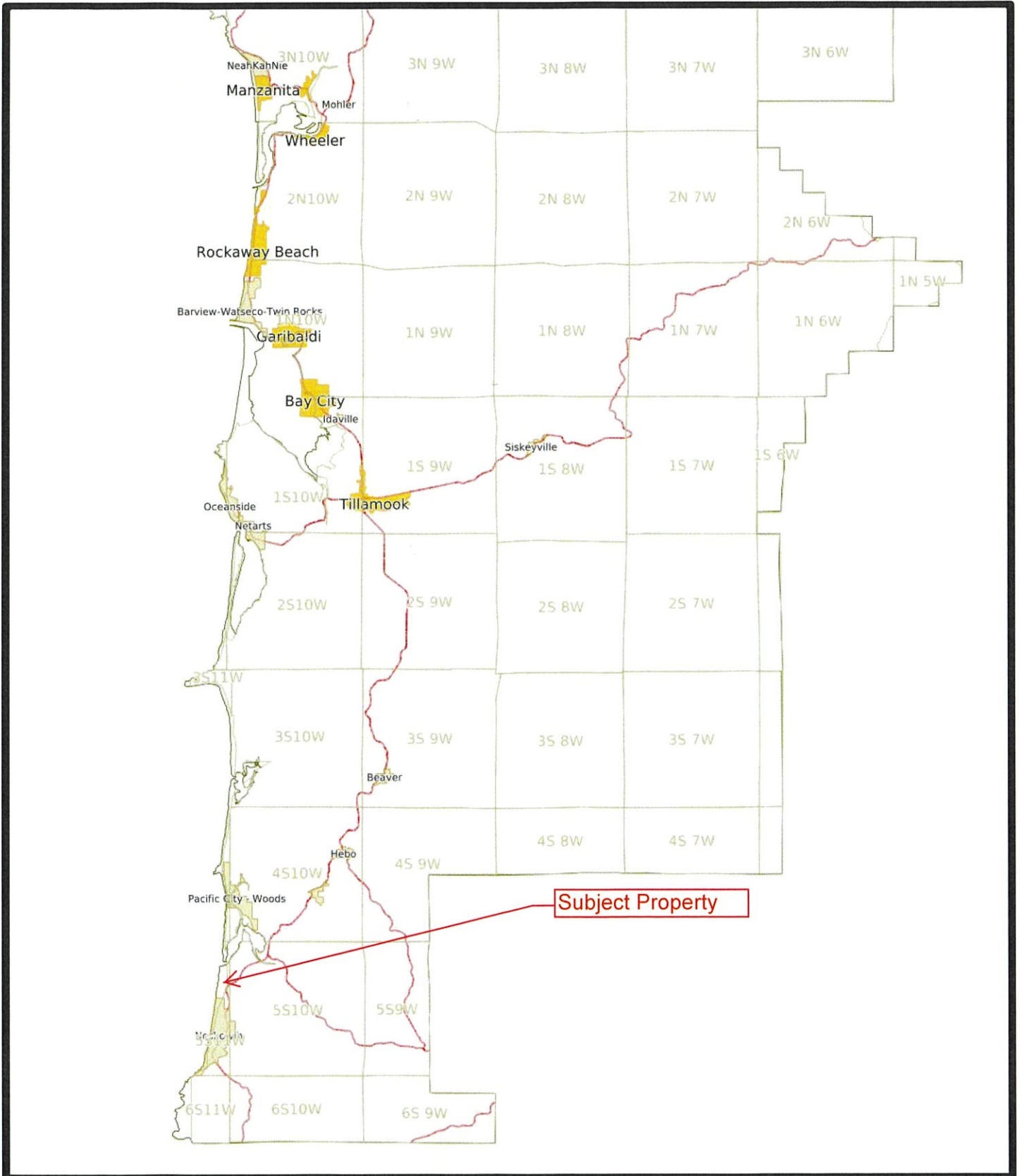
...

- (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.

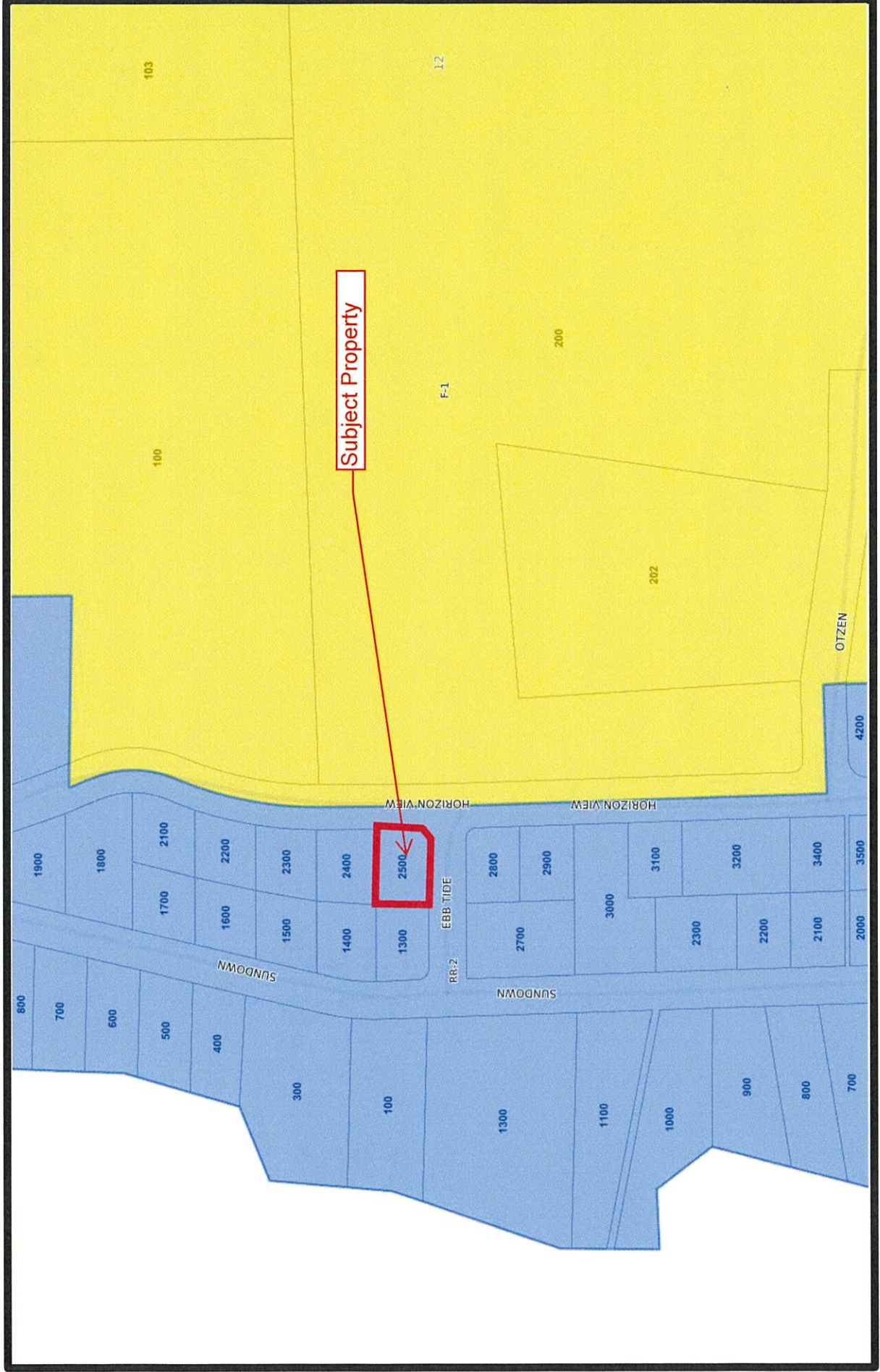
...

- (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.*

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

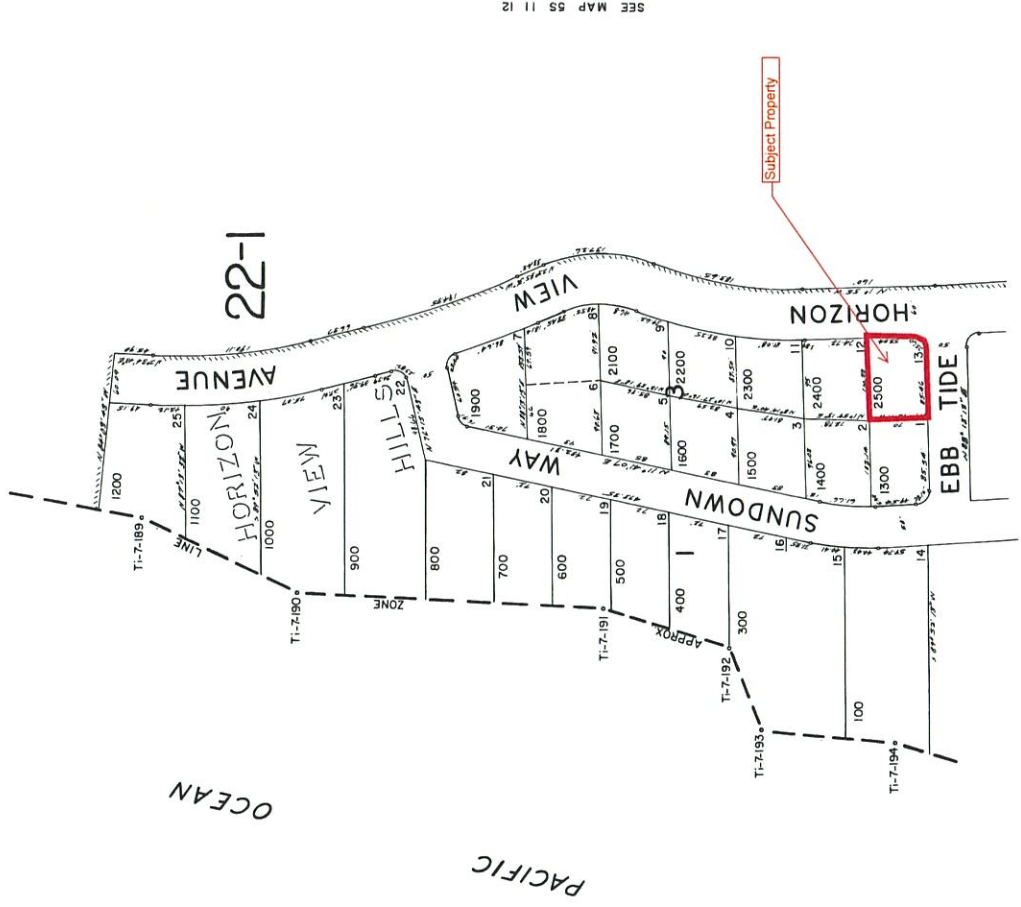
SW1/4 NE1/4 SEC.12 T.5S. R.11W. W.M.
TILLAMOOK COUNTY

1" = 100'

5S 11 I2AC
HORIZON VIEW
HILLS

CANCELLED NO.
200
2000

SEE MAP 55 11 12



5S 11 I2AC
REVISED 11/23/05, WS

SEE MAP 55 11 12DB

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 14, 2022 2:41:33 pm

Account # 232171
 Map # 5S1112AC02500
 Code - Tax # 2201-232171

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr HORIZON VIEW HILLS
 Block - 3 Lot - 13

Mailing Name KRICK, LEO E TRUSTEE &
 Agent
 In Care Of KRICK, MARY E TRUSTEE
 Mailing Address PO BOX 485
 SHERIDAN, OR 97378

Deed Reference # 2021-8863
 Sales Date/Price 10-21-2021 / \$189,750.00
 Appraiser ROBERT BUCKINGHAM

Prop Class 100 MA SA NH Unit
 RMV Class 100 09 OV 975 7783-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
2201	Land	164,400			Land	0
	Impr.	0			Impr.	0
Code Area Total		164,400	154,000	154,000		0
Grand Total		164,400	154,000	154,000		0

Code Area		ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS		Size	Land Class	Trended RMV
2201	0	<input checked="" type="checkbox"/>			RR-2	Market	104	A	0.16		164,400
Grand Total									0.16		164,400

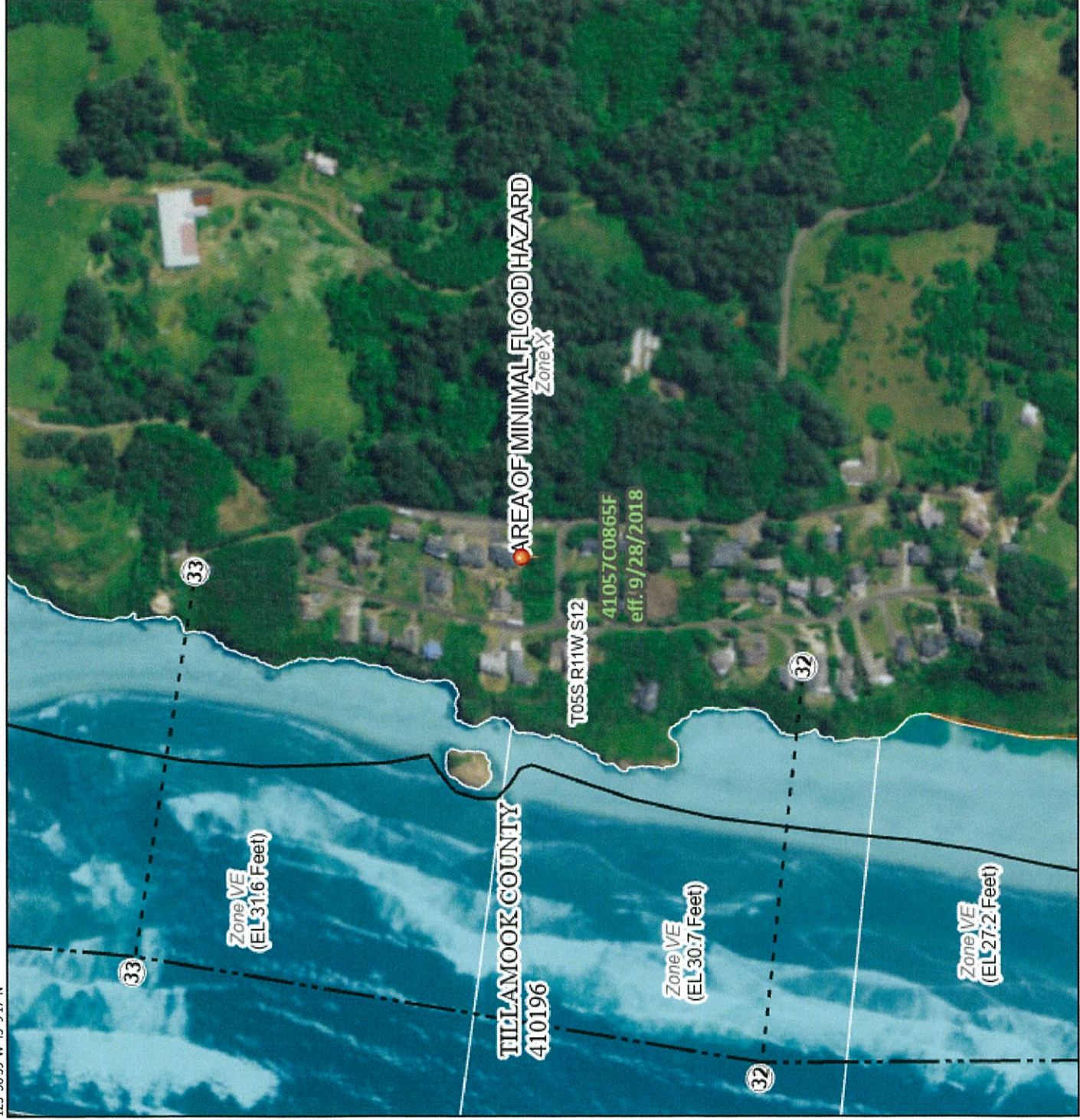
Code Area	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total						0		0

Comments: 03/17/14 Reappraised land; tabled values. RBB

National Flood Hazard Layer FIRMette



123°58'39"W 45°9'17"N



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

1:6,000

123°58'27"W 45°8'52"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, AB, B
- 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 drainage areas of less than one square mile Zone A
- 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

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
- 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



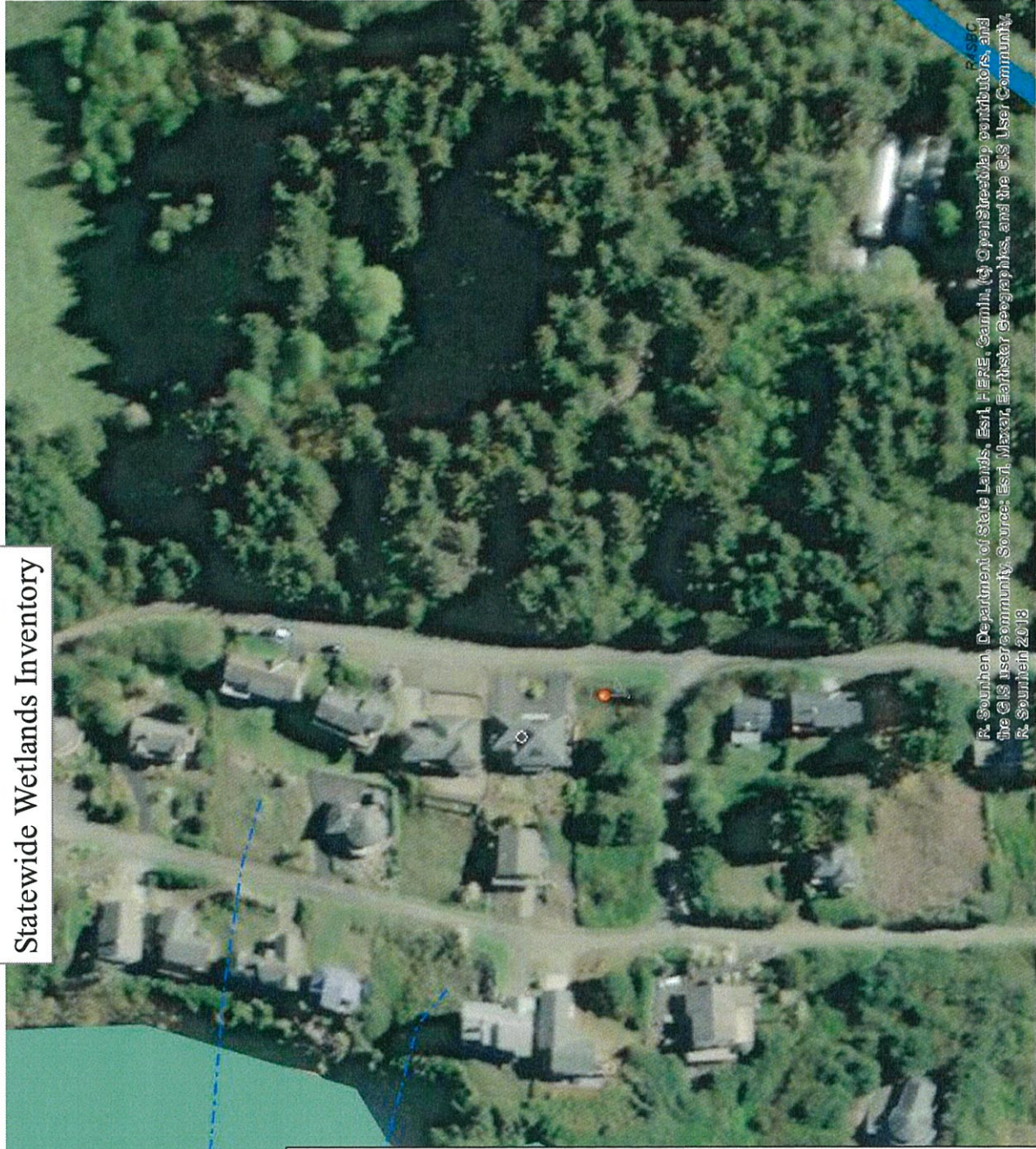
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 12/14/2022 at 5:39 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



Prepared by: R. Sourhen, Department of State Lands, Esri, F. F. ERE, Gannett, G. OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community. R. Sourhen 2018

	Sections
	LWI Study Area
	NHD Springs/Seeps
NHD Streams and Rivers	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	NHD Area
	NHD Waterbody
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SW/Predominantly Hydric/Soil/MU
	SW/Agate/Winlo



The Statewide Wetlands Inventory (SWI) represents the best data available at the time the map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 12/14/2022
 State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR 97339
 (503) 986-9200



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)
 Name: LEO & Mary Krick Phone: 503-381-5523
 Address: P.O. Box 485
 City: Sheridan State: OR Zip: 97378
 Email: Cherryhillranch1@gmail.com

Property Owner
 Name: Same Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
AUG 25 2022	
BY: <u>Counter</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>MA</u>	
Receipt #:	
Fees: <u>1,300</u>	
Permit No: 851- <u>22-00339</u> -PLNG	

Request: Asking for exception from 100' to 45' set back from resource boundary.
 Justifications: Small lot exception - under 7500 sqft, barrier already exists in Horizon View, 100' setback would affect usable area for sanitary system.

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

Location:

Site Address: Not yet assigned

Map Number: SS 11 12AC 02500
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.

Leo E. Krick Mary E. Krick 8-25-22
 Property Owner Signature (Required) Date

Leo E. Krick Mary E. Krick 8-25-22
 Applicant Signature Date

	SITE PLAN KRICK RESIDENCE CLOVERDALE, OREGON	Job No. 21-1111 Date: AUG 2022
	CASCADE DESIGN GROUP INC. 505 NW HARRISON BLVD. CORVALLIS, OR 97330 TEL: (541) 753-4417 PETE.BAMBER@GMAIL.COM	

OWNER INFORMATION:
 KRICK LEO E TRUSTEE
 P.O. BOX 485
 SHERIDAN, OR 97378

SITE INFORMATION:
 ACCOUNT: 232171
 MAP #: 5S112AC TAXLOT: 02500
 ACRES: 0.16
 LEGAL: HORIZON VIEW HILLS BLK-3 LOT-13

