



*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 PUBLIC HEARING TILLAMOOK COUNTY PLANNING COMMISSION

Date of Notice: June 13, 2024

Date of Planning Commission Hearing: July 11, 2024

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, July 11, 2024, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-24-000293-PLNG: Request for conditional use approval to amend the Planned Development Master Plan for ‘Sahhali South’. Located at off Proposal Point Drive, a private road, the subject properties are located within the Neskowin Unincorporated Community, zoned Neskowin Rural Residential (NeskRR), and designated as Tax Lots 4000 and 4100 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The Applicant is Richard Boyles. The property owner is Sahhali South LLC.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250-feet of the exterior boundary of the subject properties for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria, the Tillamook County Comprehensive Plan and TCLUO Section 3.520: Planned Development Overlay (PD). Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.320: Neskowin Rural Residential (NeskRR) Zone.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the July 11, 2024 hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Lynn Tone, Permit Technician, at lynn.tone@tillamookcounty.gov. The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the July 11, 2024, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, July 2, 2024, will be included in the packet mailed to the Planning Commission the week prior to the July 11, 2024, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Permit Technician, Tillamook County Department of

Community Development, lynn.tone@tillamookcounty.gov as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information lynn.tone@tillamookcounty.gov or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email lynn.tone@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email lynn.tone@tillamookcounty.gov.

Tillamook County Department of Community Development



Melissa Jenck, Senior Planner, CFM
Sarah Absher, CFM, Director

Enc. Maps & Testimony Tips

SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

TCLUO SECTION 3.080(3)(B) PLANNED DEVELOPMENT OVERLAY CRITERIA

During its review the Planning Department shall distribute copies of the proposal to county agencies for study and comment. In considering the plan, the Planning Department shall seek to determine that:

- (1) There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.
- (2) Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.
- (3) The plan can be completed within a reasonable period of time.
- (4) The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.
- (5) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- (6) The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.
- (7) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (8) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- (9) Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.

Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

Understand the Issue

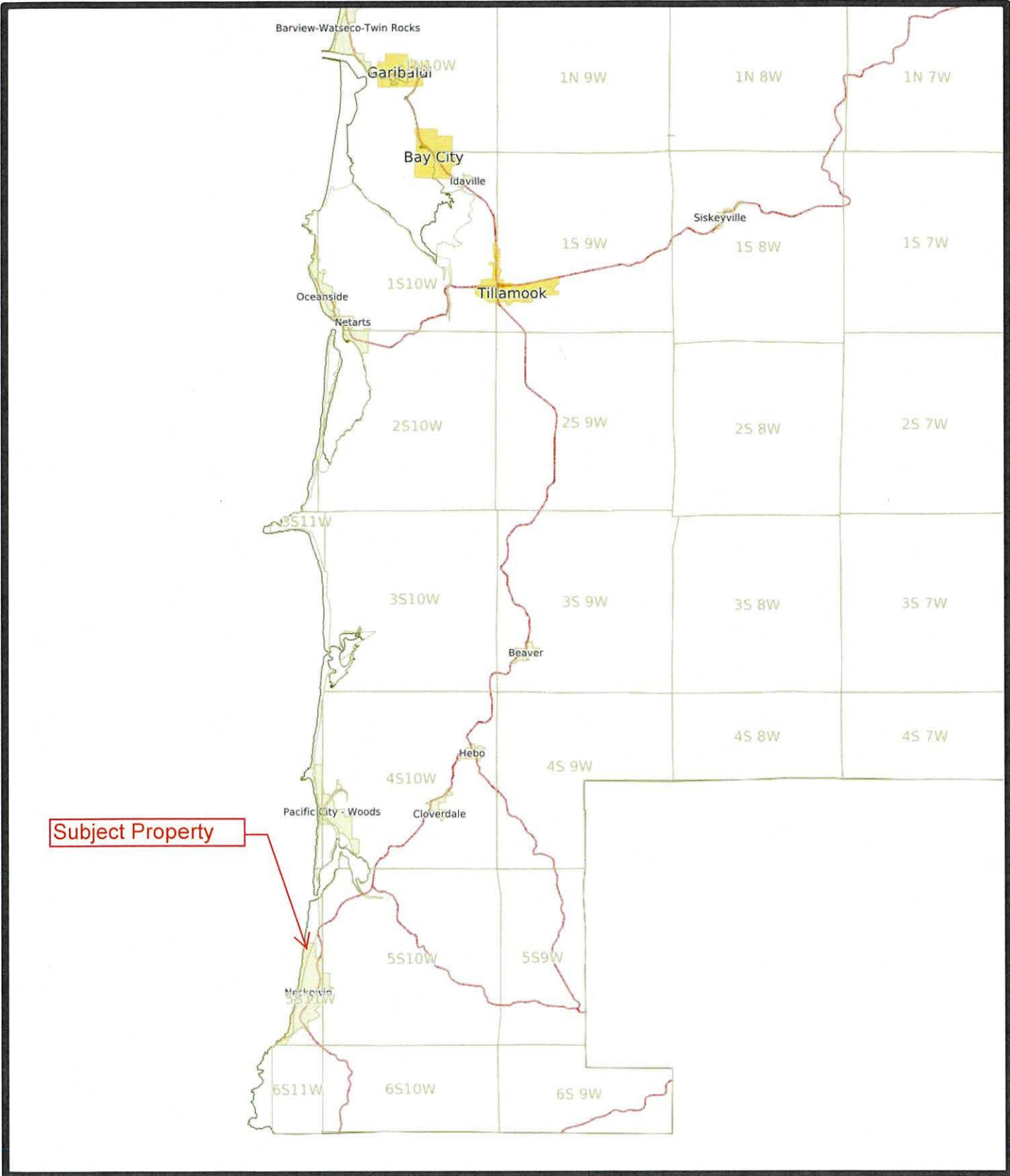
- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
 - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

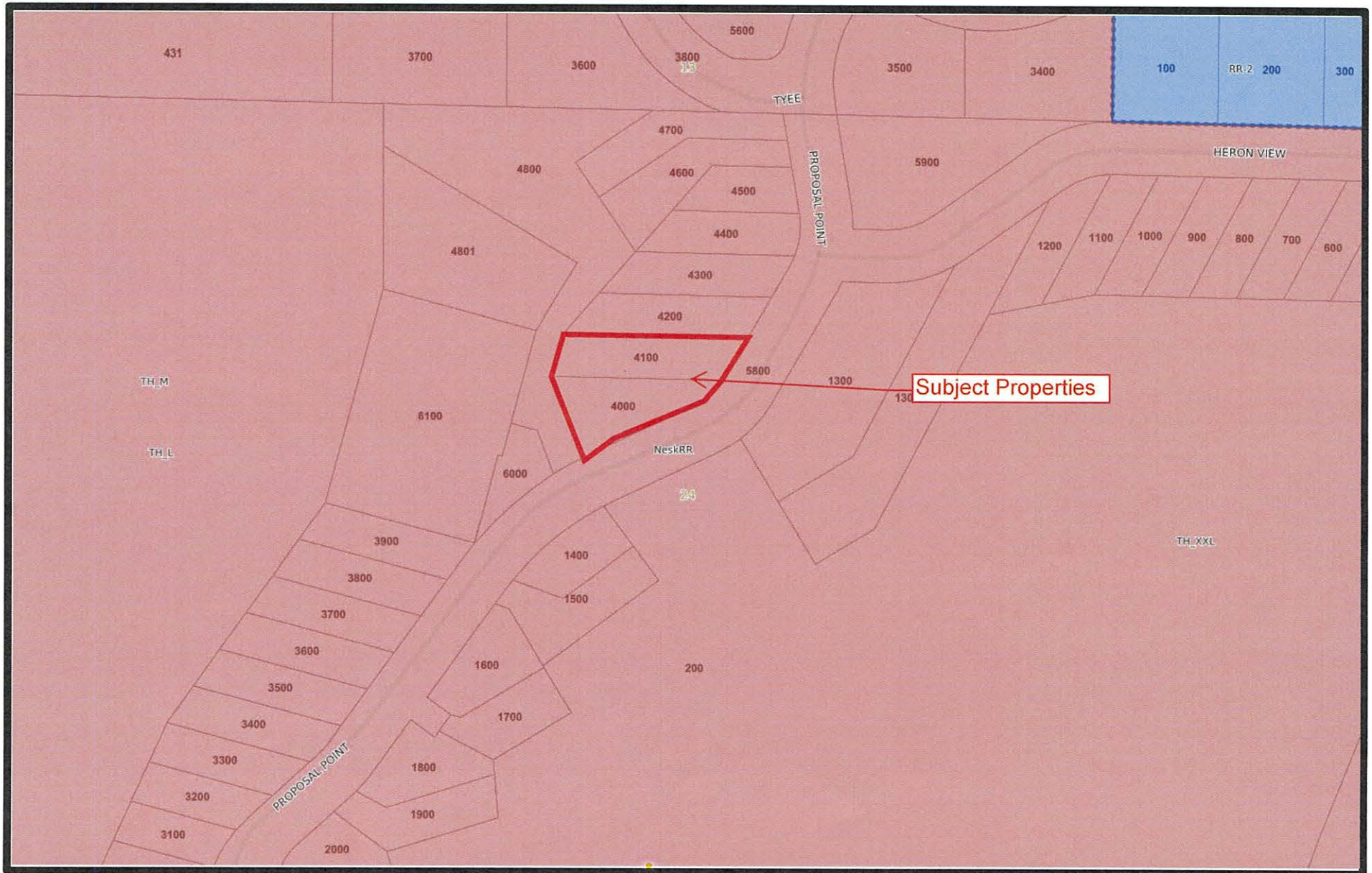
- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

EXHIBIT A

Vicinity Map



Zoning Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 N.E.1/4 SEC.24 T.5S. R.11W. W.M.

TILLAMOOK COUNTY

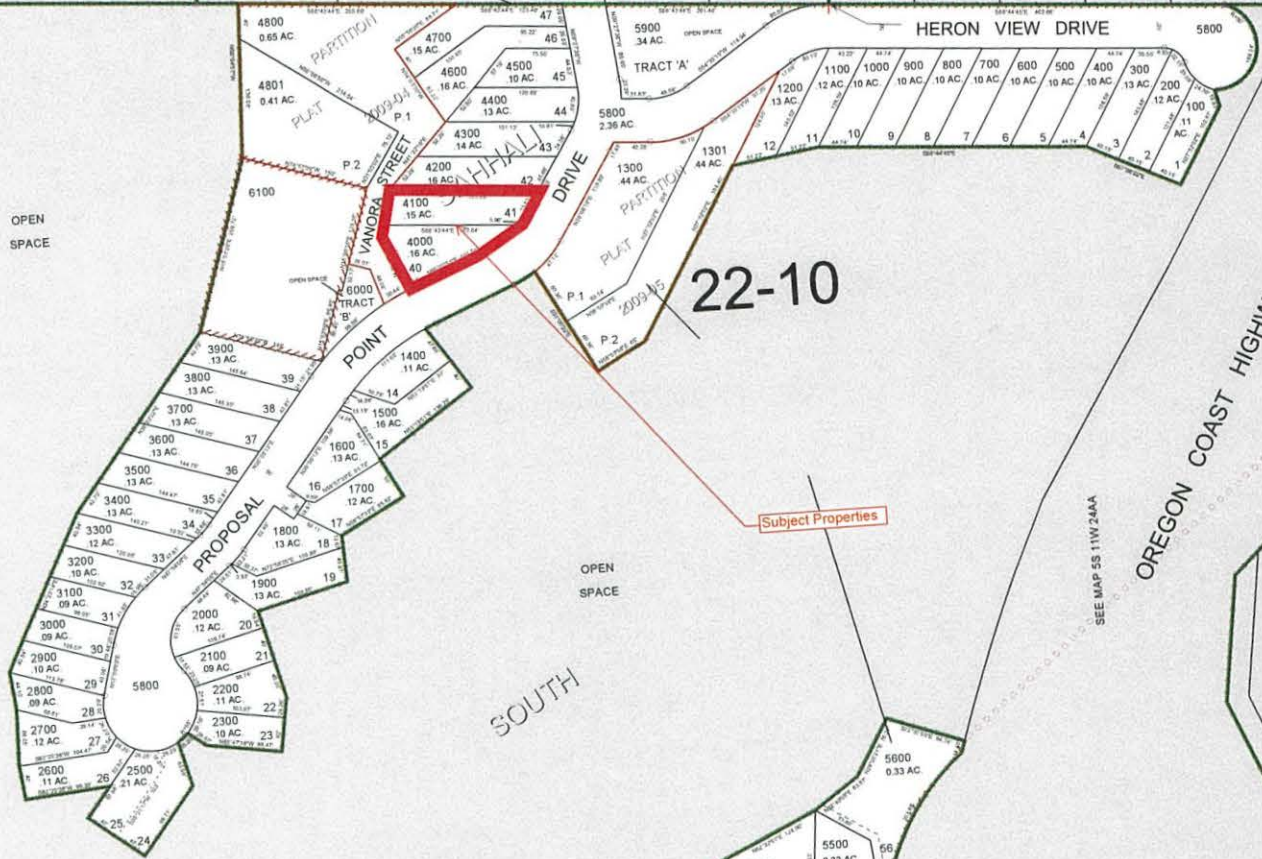
1" = 100'

05S11W24AB SAHHALI SOUTH

SAHHALI

OPEN SPACE

SEE MAP 5S 11W 24



SEE MAP 5S 11W 130C

HERON VIEW DRIVE

CANCELLED 2400

22-10

Subject Properties

OPEN SPACE

SOUTH

SEE MAP 5S 11W 24AA

OREGON COAST HIGHWAY 101

SEE MAP 5S 11W 24AA

1/16 COR

05S11W24AB SAHHALI SOUTH

Revised 12/01/23, WS

Tillamook County
2023 Real Property Assessment Report
 Account 412333

Map	5S1124AB04000	Tax Status	Assessable
Code - Tax ID	2210 - 412333	Account Status	Active
		Subtype	NORMAL
Legal Descr	SAHHALI SOUTH Lot - 40		
Mailing	SAHHALI SOUTH LLC % RICHARD D BOYLES 840 BELTLINE RD 202 SPRINGFIELD OR 97477	Deed Reference #	See Record
		Sales Date/Price	See Record
		Appraiser	RANDY WILSON
Property Class	100 MA SA NH		
RMV Class	100 09 OV 965		

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2210 Land	302,100		Land	0	
Impr	0		Impr	0	
Code Area Total	302,100	231,640	231,640	0	
Grand Total	302,100	231,640	231,640	0	

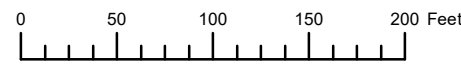
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	114	0.16 AC		302,100
Code Area Total							0.16 AC		302,100

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

Exemptions / Special Assessments / Notations
Notations
<ul style="list-style-type: none"> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014

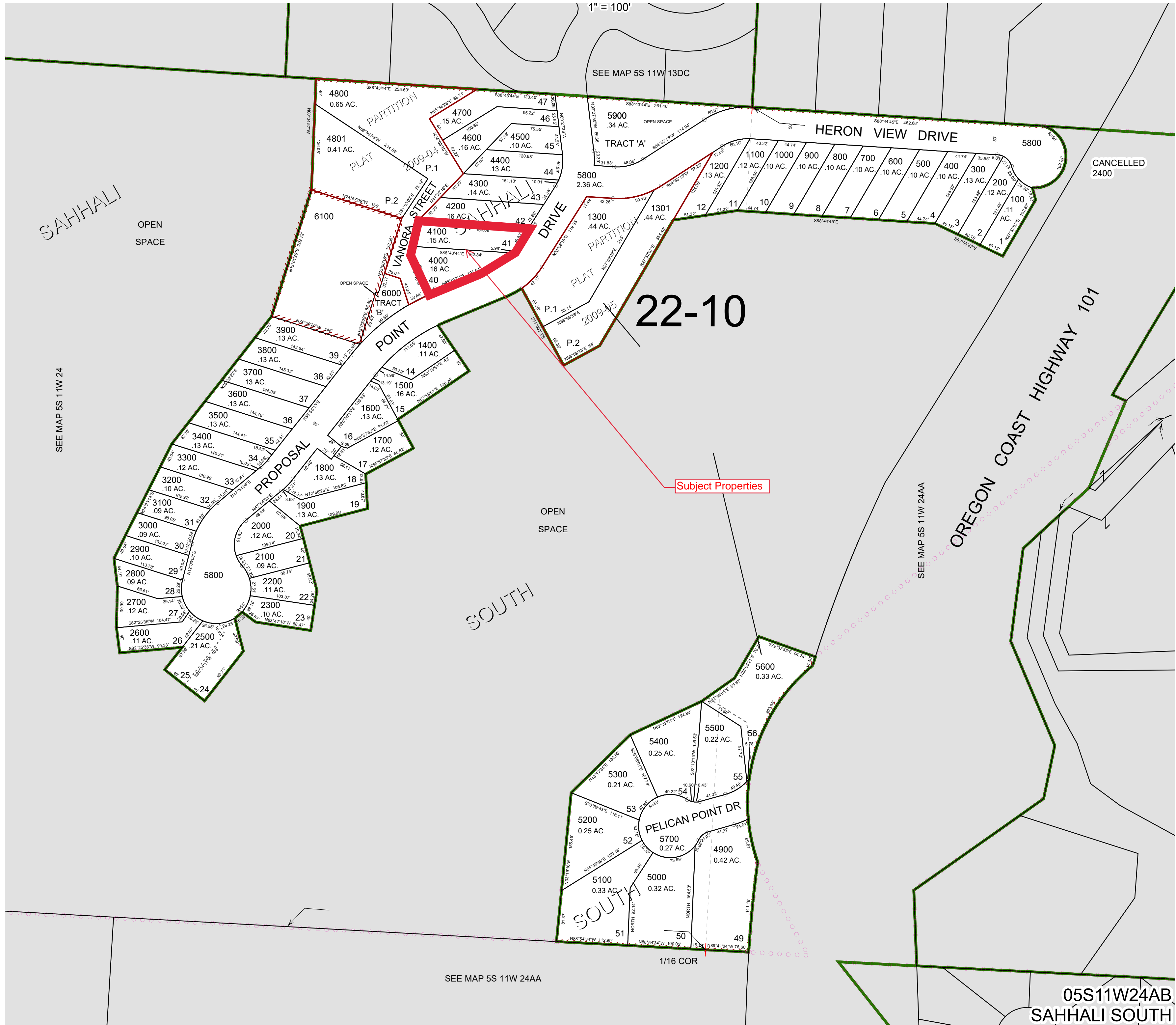
Comments 5/7/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/10/13 Tax Court adjudicated value entered and rolled forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled values w/accnt. RCW

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 N.E.1/4 SEC.24 T.5S. R.11W. W.M.
TILLAMOOK COUNTY

05S11W24AB
SAHHALI SOUTH



22-10

Subject Properties

SAHHALI

OPEN SPACE

SEE MAP 5S 11W 24

OPEN SPACE

SOUTH

SEE MAP 5S 11W 24AA

OREGON COAST HIGHWAY 101

CANCELLED 2400

SEE MAP 5S 11W 13DC

1" = 100'

SEE MAP 5S 11W 24AA

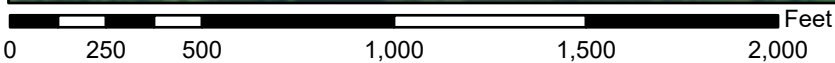
1/16 COR

05S11W24AB
SAHHALI SOUTH

National Flood Hazard Layer FIRMMette



123°58'41"W 45°7'59"N



1:6,000

123°58'3"W 45°7'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 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. |

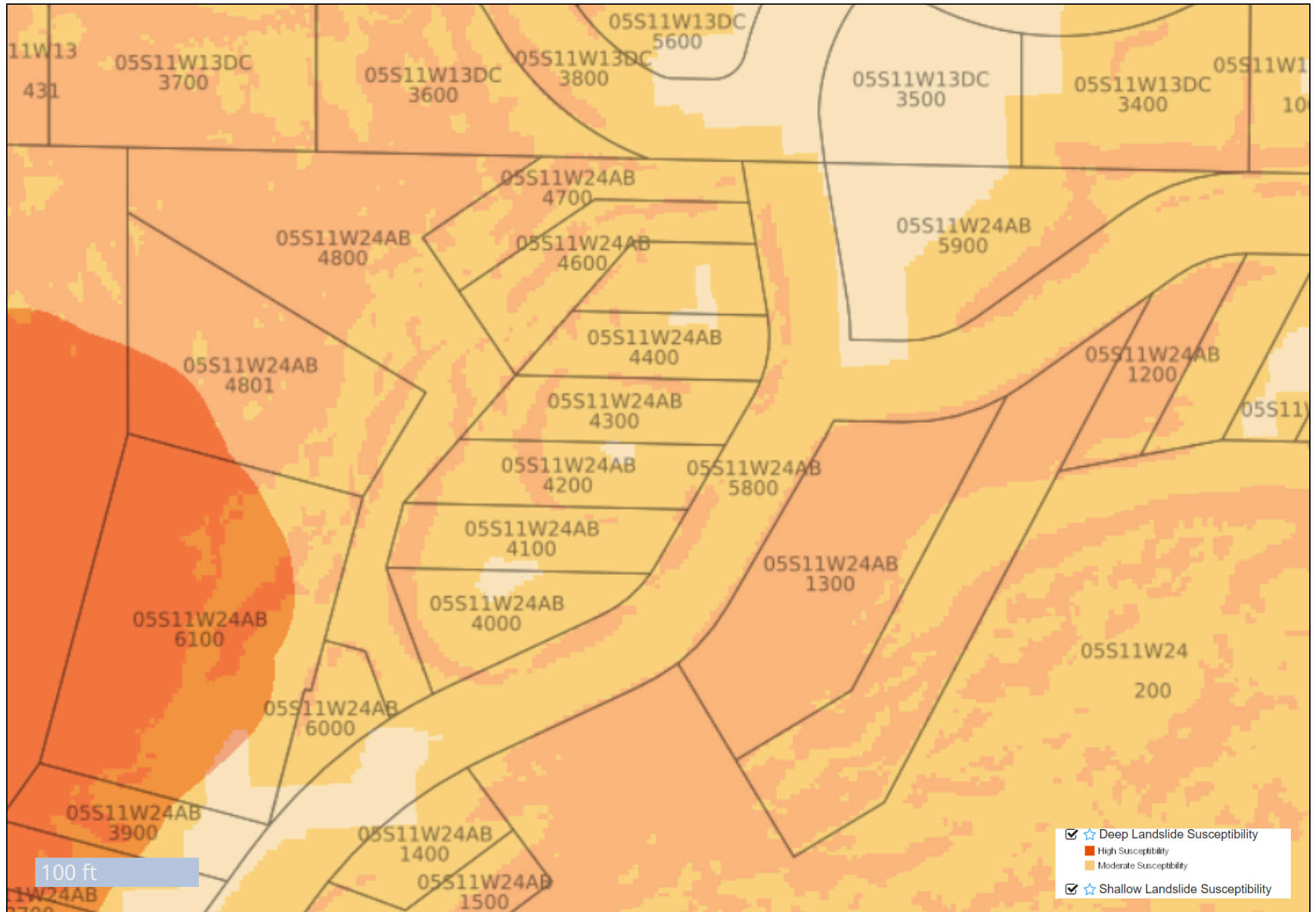


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/13/2024 at 4:30 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.

Hazard Map



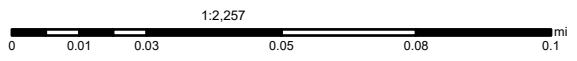
Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

Statewide Wetlands Inventory



- Townships
- LWI Study Area
- BASEDAT.DBO.NHDWaterbody
- BASEDAT.DBO.NHDArea
- BASEDAT.DBO.NHDFlowline**
- 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
- SWI Predominantly Hydric Soil Map Units

R. Sounhein, Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC, Department of State Lands, R. Sounhein 2013



Date: 6/13/2024



State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR. 97301-1279

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: Richard D. Boyles Phone: 541-284-0613
 Address: PO Box 147
 City: Creswell State: OR Zip: 97426
 Email: rboyles@sycan.com

Property Owner
 Name: Sycan B Corp. Phone: 541-284-0613
 Address: 840 Bellline Rd 202
 City: Springfield State: Or Zip: 97477
 Email: rboyles@sycan.com

OFFICE USE ONLY	
Date Stamp	May 14, 2024 email
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	MT
Receipt #:	
Fees:	1900 + S/. +
Permit No:	851-24-00293 -PLNG

(10) 8"x11"
(1) 11"x17"

Request: See attached memorandum

- | Type II | Type III | Type IV |
|--|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Ordinance Amendment |
| <input checked="" 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 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: Lots 40 & 41 of the Sahhali South Planned Unit Development

Map Number: 5S	11W	24AB 14	2400 & 2500 - 4000/4100
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.

	Sycan B Corp. An Oregon Corporation By Richard D. Boyles, its President	4/29/2024 Date
Property Owner Signature (Required)		
		4/29/2024 Date
Applicant Signature		



Nathan Good Architects
205 Liberty St NE
Salem, OR 97302

May 10, 2024

Tillamook County
Community Development
Attn: Melissa Jenck
1510-B Third Street

RE: Conditional Use Request
Tax Lot: 2400 and 2500, located on Map T5S, R11W, Section 14.
Address Sahhali South at Neskowin Lots – 40 & 41

Subject: Responses to the Tillamook County Land Use Ordinance (TCLUO) Section 6.040 Conditional Use Review Criteria and TCLUO Section 3.080(3)(b) Planned Development Overlay Criteria

A. TCLUO Section 6.040 Conditional Use Review Criteria

1. *The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.*

NGA Response A.1: The proposed use is a single-family dwelling, which is permitted outright in the NeskRR zone according to TCLUO Section 3.320(2).

2. *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

NGA Response A.2: The proposed use is a single-family dwelling consistent with the Comprehensive Plan's applicable goals and policies.

3. *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements, and natural features.*

NGA Response A.3: The parcel's suitability for development is unaffected by the proposed change in use from a townhome to a single-family home. Its size, shape, location, topography, improvements, and natural features collectively support the development of a single-family residence on the parcel.

- Size: The parcel is spacious enough to comfortably accommodate a single-family home, providing ample room for a residence with sufficient landscape space.
 - Shape: The parcel's shape is suited for a single-family home. Its configuration allows for a layout and design that aligns with the requirements of a standalone dwelling.
 - Location: The parcel is positioned alongside a paved street that provides convenient access. Moreover, existing underground utilities indicate that the necessary infrastructure is readily available for a single-family home. Furthermore, the fact that it has been previously plotted and developed for a townhome reinforces its suitability for a single-family home.
 - Topography: Lots 40 and 41 have a 20-foot variation in elevation along the front yard, which poses a significant challenge to constructing two driveways for townhomes on the lots. To add to this challenge, the ground underlying the buildable area was found to be bedrock near the surface. Excavating a reasonably uniform sloped driveway across the steep slope would be considerably expensive and disruptive to the site's natural beauty. A single-family home would need only one driveway, which could be strategically placed at the most level and highest point of the front yard, minimizing the challenges with topography and bedrock. Please see the attached site plan for an example of a single driveway that is strategically placed as described.
 - Existence of improvements: The parcel already benefits from existing improvements, such as utilities, which are compatible with the proposed single-family home. The existing utilities include power, data, and water.
 - Natural features: There is an absence of mature trees, water bodies, rock formations, and other significant natural features that would inhibit the development of a single-family home.
4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

NGA Response A.4: The Sahlali South Architectural Review Board has approved the proposed use and building design. Please see the attached ARB approval letter for the proposed home on lots 40 and 41 and the ARB letter to Tillamook Planning approving the combination of lots 40 and 41. The home design that the ARB has approved fits within the boundaries of lots 40 and 41 and includes 2 off street parking spaces are provided in the driveway design that attaches to the existing paved Proposal Point Drive. No easements or special accommodation for accessing the property are necessary with the proposed design. The home has been designed to fit within the County and HOA rules and regulations for setbacks. Neighboring properties will not be affected by the proposed home.

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills.*

NGA Response A.5: The proposed single-family use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills because there are none in the vicinity of the proposed development. The property is already equipped with existing

underground power. See the site plan for locations of power junction boxes, electric meters, and telephone risers.

6. *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

NGA Response A.6: The proposed use is timely and fulfills the intended development of Sahhali South. Existing conditions include a paved access road with storm and sewer lines, underground power, and telephone lines.

B. TCLUO Section 3.080(3)(b) Planned Development Overlay Criteria

1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.

NGA Response B.1: The proposal for a single-family home spanning across two lots instead of the standard ordinance requirement of a townhome with a zero-lot line can be justified by several special physical conditions or development objectives. These justifications warrant a departure from the standard ordinance requirements. Here are some potential reasons:

1. Neighborhood character: The neighborhood consists of single-family homes and townhomes, and the proposed development aims to maintain the area's existing character and architectural style with this mix of housing types. This can be justified by the Sahhali South Home Owners Association's Architectural Review Board's approval of the proposed single-family home.
2. Existing lot size and configuration: Given the size and configuration of lots 40 and 41, the development of a single-family home on either one of these lots would be unreasonable by the county and HOA rules for side yard setbacks. By developing the lot together with one single-family home, the proposed development can adapt to the land's unique conditions specific to the parcel, ensuring proper construction and integration with the environment.
2. Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.

Response B.2: Single-family homes are consistent with the comprehensive plan and provisions for the NeskRR Zone.

3. The plan can be completed within a reasonable period of time.

Response B.3: The construction timeline for the proposed home is estimated by the contractor to be 15 months, which aligns with the industry standard for a residence of comparable size, complexity, and location. This estimated timeframe considers the various factors involved in the construction process, including site preparation, construction activities, and finalizing interior finishes.

4. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

Response B.4: The Sahhali South existing streets have been purposefully designed to accommodate residential development, with a focus on individual lots for single occupancy residences, which aligns with the proposed home intentions. The street layout, width, and infrastructure have been planned to cater to the needs of single-family homes, ensuring an appropriate environment for single-family dwellings.

5. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

Response B.5: The infrastructure of Sahhali South has been professionally planned and constructed to accommodate both single-family and townhomes. In the case of the proposed home's lot, a STEP (Septic Tank Effluent Pump) septic system is required, and this system has been specifically designed by a registered Environmental Health Specialist, ensuring that it meets the necessary standards for safe and efficient wastewater management. This involvement of a professional in the septic design process ensures that the septic system is appropriately tailored to the specific characteristics of the lot and adheres to all relevant regulations and guidelines.

6. The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.

Response B.6: The parcel's suitability for development is unaffected by the proposed change in use from a townhome to a single-family home. Its size, shape, location, topography, improvements, and natural features collectively support the development of a single-family residence on the parcel.

- Size: The parcel is spacious enough to comfortably accommodate a single-family home, providing ample room for a residence with sufficient landscape space.
- Shape: The parcel's shape is suited for a single-family home. Its configuration allows for a layout and design that aligns with the requirements of a standalone dwelling.
- Location: The parcel is positioned alongside a paved street that provides convenient access. Moreover, existing underground utilities indicate that the necessary infrastructure is readily available for a single-family home. Furthermore, the fact that it has been previously plotted and developed for a townhome reinforces its suitability for a single-family home.
- Topography: Lots 40 and 41 have a 20-foot variation in elevation along the front yard, which poses a significant challenge to constructing two driveways for townhomes on the lots. To add to this challenge, the ground underlying the buildable area was found to be bedrock near the surface. Excavating a reasonably uniform sloped driveway across the steep slope would be considerably expensive and disruptive to the site's natural beauty. A single-family home would need only one driveway, which could be strategically placed at the most level and highest point of the front yard, minimizing the challenges with

topography and bedrock. Please see the attached site plan for an example of a single driveway that is strategically placed as described.

- Existence of improvements: The parcel already benefits from existing improvements, such as utilities, which are compatible with the proposed single-family home. The existing utilities include power, data, and water.
 - Natural features: There is an absence of mature trees, water bodies, rock formations, and other significant natural features that would inhibit the development of a single-family home.
7. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

Response B.7: The Sahhali South Architectural Review Board has approved the proposed use and building design. Please see the attached ARB approval letter for the proposed home on lots 40 and 41 and the ARB letter to Tillamook Planning approving the combination of lots 40 and 41.

8. The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Response B.8: The proposed use is timely and fulfills the intended development of Sahhali South. Existing conditions include a paved access road with storm and sewer lines, underground power, and telephone lines.

9. Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.

Response B.9: The proposed use is permitted by the underlying zone of the parcel.



Tillamook County Planning Commission
1510-B Third Street
Tillamook, OR 97141
503-842-3408

May 10, 2024

Dear Tillamook County Planning Commission,

I am pleased to present this Conditional Use Permit (CUP) Application to Tillamook County for the construction of a single-family home on lots 40 and 41, Tax Lots 4000 and 4100, located on Map T5S, R11W, Section 14 in the Sahhali South Planned Unit Development.

This CUP Application is supported by the unanimous approval of the Sahhali South Architectural Review Board (ARB) to build the proposed one-living unit on lots 40 and 41. Included in this application are two letters of support from the ARB. The first is an official letter of approval from the ARB for the proposed home, and the second is a letter addressed to Tillamook County that supports the ARB's decision to approve the building of one living unit on the two lots.

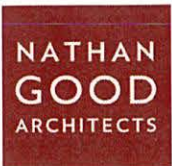
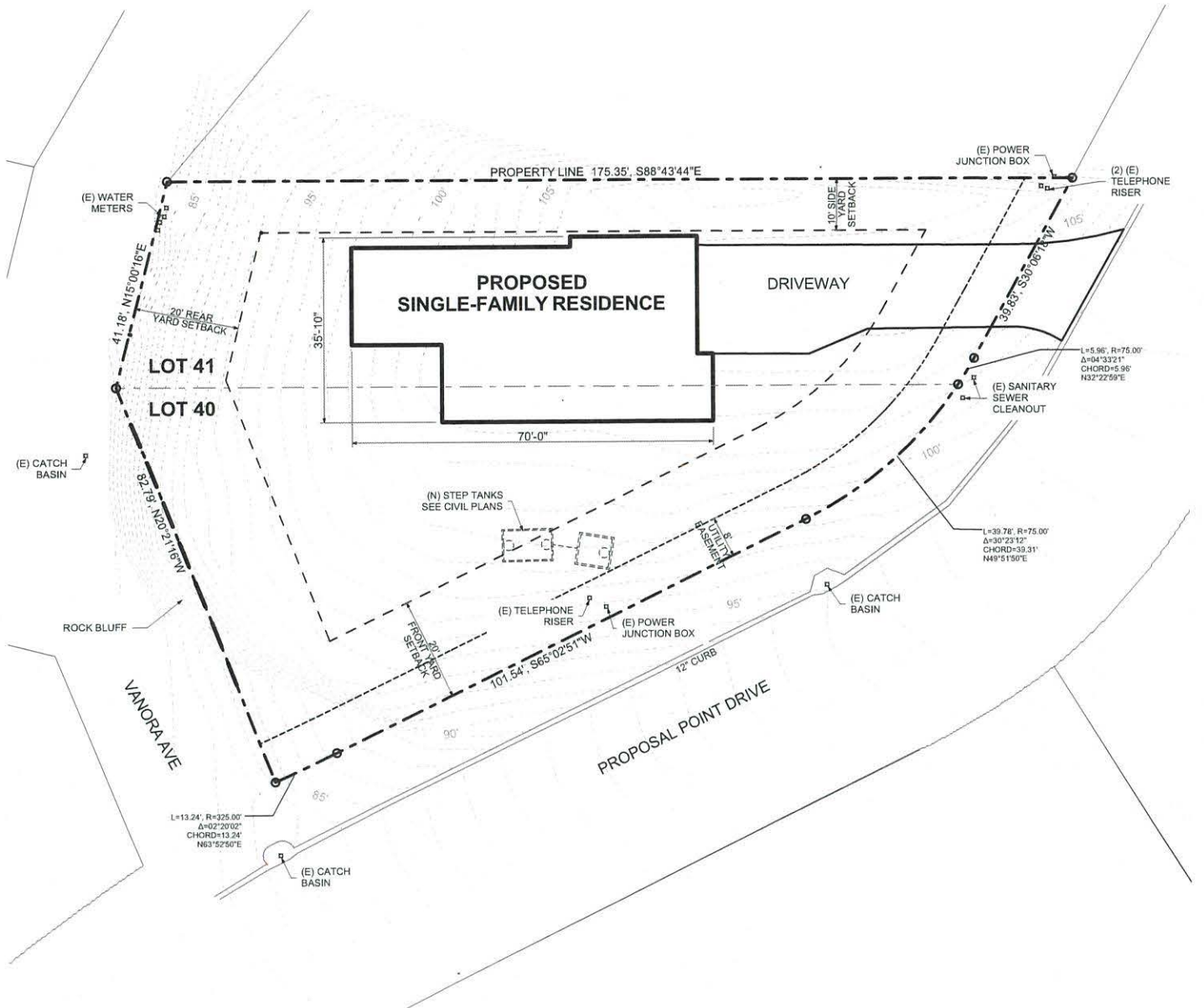
We trust this summary aids the Planning Commission in its review. Please contact me with any further inquiries.

Warm Regards,

Forrest S. Good, AIA
Principal

PROJECT INFO

PROPOSED The construction of a new single-family home over lots 40 and 41 Sahalli South.
OWNER Richard Boyles and Pamela Frye
LEGAL DESCR Sahhali South at Neskowin Lots 40 and 41
TAXLOT 05S11W24AB 4000 and 4001
ACRES 0.16 acres and 0.16 acres
ZONING NeskRR



SITE PLAN

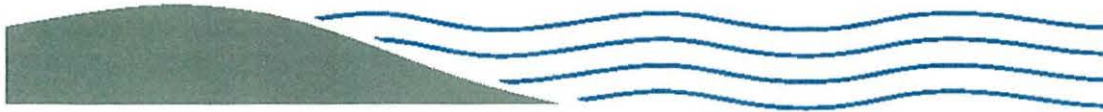
Sahhali South at Neskowin Lots 40 and 41
 5/10/2024

SCALE: 1" = 30'





Sahhali South Homeowners Association
Architectural Review Board



The sun always shines on Sahhali

April 24, 2024

Richard Boyles & Pamela Frye
PO Box 147
Creswell, OR 97426

Re: Lots 40 & 41 of Sahhali South

Dear Mr. Boyles & Ms. Frye;

This letter is issued by the Architectural Review Board ("ARB") of the Sahhali South Homeowners Association to notify you that the ARB has review your application for the architectural review and has approved your plans for the construction as presented to the Board on April 23, 2024 of a single-family home on Lots 40 and 41 of Sahhali South. This approval is for the home, hardscape, and landscape elements outlined in the set of plans submitted on February 21, 2024.

Sincerely,

Patti Lundeen
Secretary – Sahhali South Homeowners Association



Sahhali South Homeowners Association Architectural Review Board



The sun always shines on Sahhali

April 25, 2024

Melissa Jenck, Planner
Tillamook County
201 Laurel Avenue
Tillamook, OR 97141

Re: Lots 40 & 41 of Sahhali South

Dear Ms. Jenck;

This letter is issued by the Architectural Review Board (“ARB”) of the Sahhali South Homeowners Association to help inform your decision regarding a development approval for lots 40 and 41 of Sahhali South.

The Amended and Restated Covenants, Conditions and Restrictions (CC&R’s) of Sahhali South were recorded on August 1, 2023 in Tillamook County as document number 2023-03406. Section 10.1.4. of the CC&R’s states “An Owner may combine lots, subject to the approval of the Architectural Review Board,” and further states, “Any Owner, upon compliance with the requirements of all applicable zoning, building and land use laws, regulations and ordinances, and the architectural requirements of the Declaration and any rules and regulations of the Association, may construct (reconstruct or replace) one Living Unit on two or more lots.”

In consideration of the above, the ARB of the Sahhali South Homeowners Association affirms the combining of two or more lots within Sahhali South into a single lot for the purpose of constructing a single-family home is permitted under the governing documents of the Homeowners Association. The Architectural Review Board approves the combination of lots 40 and 41 of Sahhali South.

Sincerely,

Architectural Review Board – Sahhali South Homeowners Association

DocuSigned by:
By:
Richard D. Boyles

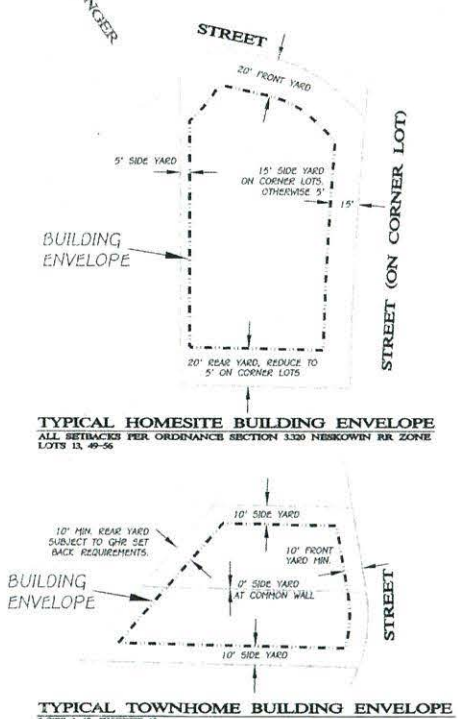
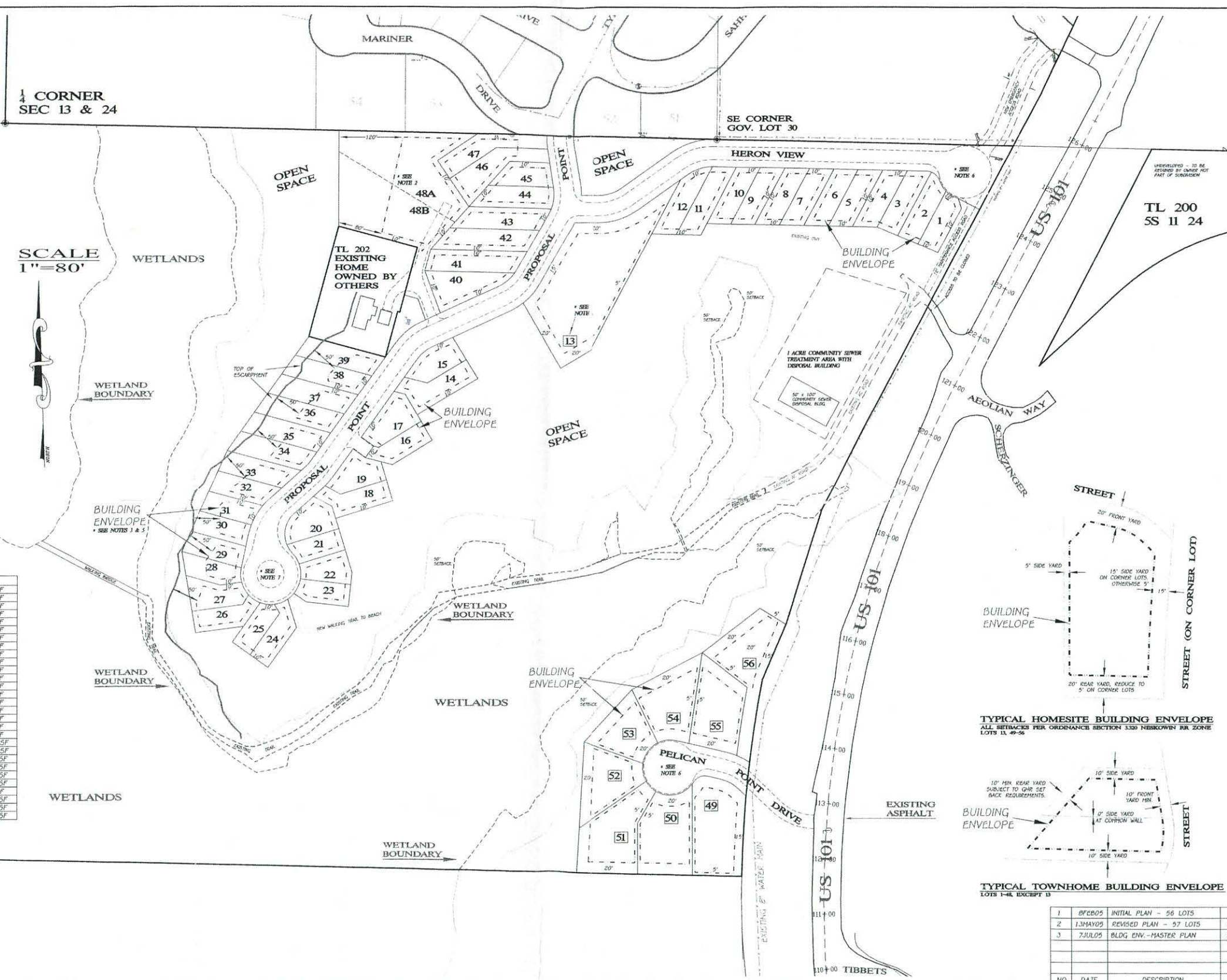
DocuSigned by:
By:
Boyce Heidenreich

DocuSigned by:
By:
Tony Ryan

N:\Eng\Proj\SAHSA\SAHSA\South\Drawings\M040243-07-04.dwg Plotted: Jul 07, 2005 - 6:53am By: s1c

- NOTES:**
- LOT 13 TO BE INDIVIDUAL HOMESITE, USE SUBJECT TO FUTURE PARTITIONING, AVAILABLE AS OPTIONAL COMMUNITY CENTER BUILDING SITE.
 - LOT 48 TO BE PLATTED AS SINGLE LOT IN THE SUBDIVISION, WITH THE PROVISION TO SPLITTING THIS LOT IN THE FUTURE AS SHOWN IN THE MASTER DEVELOPMENT PLAN FOUNDATION DEPTH TO BEDROCK.
 - GEOLOGIC HAZARD REPORT (GHR) FOR SAHSA SOUTH SUBDIVISION GIVES 50' SETBACK FROM ESCARPMENT FOR ALL FOUNDATIONS WITHOUT FURTHER SITE SPECIFIC GHR. FOR BUILDINGS AS SHOWN, SITE SPECIFIC GHR REQUIRED FOR LOTS 28-39 TO DETERMINE FOUNDATION DEPTH TO BEDROCK.
 - ALL HOMES WILL HAVE AT LEAST A ONE CAR GARAGE AND ONE OFF STREET PARKING SPACE. THIS COMPLIES WITH THE TWO OFF STREET PARKING SPACE REQUIREMENT IN TILLAMOOK COUNTY ORDINANCE.
 - BUILDING ENVELOPES AS SHOWN ON DRAWING FRONT YARD SETBACK IS 10' SIDE YARD SETBACKS ARE 5' & 10' REAR YARD SETBACK FOR LOTS 28 TO 39 IS CURRENTLY 50' FROM THE TOP OF ESCARPMENT.
 - CUL-DE-SAC NOTES: PAVEMENT DIAMETER=96'; BACK OF CURB DIAMETER=99'; 6" DIA. DIAMETER=100'.
 - CUL-DE-SAC DIMENSIONS AT THE END OF PROPOSAL POINT ARE: BACK OF CURB DIAMETER=100'; INSIDE CURB DIAMETER=50'; 6" DIA. DIAMETER=110'.
 - THIS SHEET 2 DATED 7 JULY 2005 REPLACES THE PREVIOUS SHEET 2, DATED MAY 16, 2005. THIS SHEET 2 DETAILS THE SPECIFIC BUILDING ENVELOPES ESTABLISHED FOR EACH LOT. THIS SHEET 2 SUPERSEDES THE SCHEMATIC HOUSE LOCATIONS SHOWN ON SHEETS 4 AND 5, DATED MAY 15, 2005.

LOT	AREA	LOT	AREA
1	4,184 SF	29	4,377 SF
2	4,918 SF	30	4,040 SF
3	2,022 SF	31	3,971 SF
4	4,696 SF	32	4,499 SF
5	4,696 SF	33	5,223 SF
6	4,696 SF	34	5,741 SF
7	4,696 SF	35	5,785 SF
8	4,696 SF	36	5,797 SF
9	4,096 SF	37	5,809 SF
10	4,696 SF	38	5,822 SF
11	5,692 SF	39	5,834 SF
12	5,316 SF	40	7,436 SF
13	38,461 SF	41	6,769 SF
14	6,203 SF	42	6,791 SF
15	4,860 SF	43	6,311 SF
16	5,261 SF	44	5,515 SF
17	5,640 SF	45	4,360 SF
18	5,196 SF	46	7,204 SF
19	4,904 SF	47	6,555 SF
20	2,288 SF	48A	22,020 SF
21	3,796 SF	48B	20,031 SF
22	4,210 SF	49	16,282 SF
23	3,771 SF	50	13,865 SF
24	4,452 SF	51	14,326 SF
25	3,789 SF	52	10,783 SF
26	4,966 SF	53	8,973 SF
27	4,864 SF	54	12,302 SF
28	4,086 SF	55	13,240 SF
		56	15,035 SF



NO.	DATE	DESCRIPTION	BY
1	09FEB05	INITIAL PLAN - 56 LOTS	STE
2	13MAY05	REVISED PLAN - 57 LOTS	STE
3	7JUL05	BLDG ENV.-MASTER PLAN	STE

SAHALI SOUTH
TENTATIVE PLAT, BUILDING ENVELOPE
& MASTER DEVELOPMENT PLAN

RES. COMM. DC

HLB & Associates
INCORPORATED
Surveying • Civil Engineering • Planning • Water Rights • Wetlands Consulting

CLATSOP COUNTY PACIFIC COUNTY TILLAMOOK COUNTY
4253A HWY 101 N. 17146 N. PACIFIC AVE. 180 LANGA AVE.
GROVE OCEAN, OR 97116 LEWIS AND CLARK COUNTY 19400 S.W. 13TH ST.
FAX: (503) 738-7455 FAX: (503) 642-4451 FAX: (503) 368-3917
WWW.HLBINC.COM

JOB NO. 050505
DATE: JUL 7, 2005
DRAWN BY: S1C
CHECKED BY: S1C
SCALE: AS SHOWN
SHEET NO. 2 OF 7
PROJECT: HOUSES 57-59-51, 52, 53, 54, 55, 56

2

OF 7