



1510 - B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**RESOURCE ZONE EXCEPTION #851-25-000235-PLNG:
OLSON GROUP ARCHITECTS PC/SRINIVASAN/SARANGAPANI**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

August 14, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Resource Zone Exception Request on August 14, 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.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM** on **August 26, 2025**. Unless appealed, the effective date of decision shall be August 26, 2025.

Request: An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 25-foot setback from the east (rear) property line to allow for the placement of a residential structure (single-family dwelling) (Exhibit B).

Location: Located within the Nantucket Shores Development north of the Unincorporated Community of Pacific City/Woods accessed via Megans View Point, a private road, and designated as Tax Lot 100 in Section 7BB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2-Acre (RR-2)

Applicant: Olson Group Architects, PC, 17150 SW Upper Boones Ferry Rd., Portland, OR 97224

Property Owner: Sridhar Srinivasan & Deepa Sarangapani, 10615 SW Clear St., Tualatin, OR 97062

(Conditions of Approval on Next Page.)

CONDITIONS OF APPROVAL

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The Applicant/Property owner shall obtain all Federal, State, and Local permits, as applicable, including approved onsite wastewater treatment permits and an approved Building and Zoning Permit from the Tillamook County Department of Community Development.
2. Residential structures shall maintain a minimum 25-foot resource zone setback from the eastern (rear yard) property line of the subject property adjacent to the Forest (F) zone as depicted on the site plan included in "Exhibit B" of this report. All other setback requirements of the Rural Residential 2-Acre (RR-2) zone shall be adhered to.
3. The Applicant/Property owner shall submit a site plan, drawn to scale and depicting all required yard setbacks and the reduced resource zone setback, at the time of consolidated Building/Zoning Permit application submittal. The site plan shall also include the vegetation plantings along the easterly property boundary to serve as a buffer between residential and resources uses.
4. Development shall comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
5. The Applicant/Property Owner shall comply with the applicable standards and requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, including submittal of a Geologic Hazard Assessment (Geologic Hazard Report). The Assessment shall be submitted to the Department prior to or at the time of consolidated Building and Zoning Permit application submittal.
6. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to natural resource activities. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit C' shall be provided at the time of applying for Consolidated Zoning/Building Permit.

7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CBO, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps

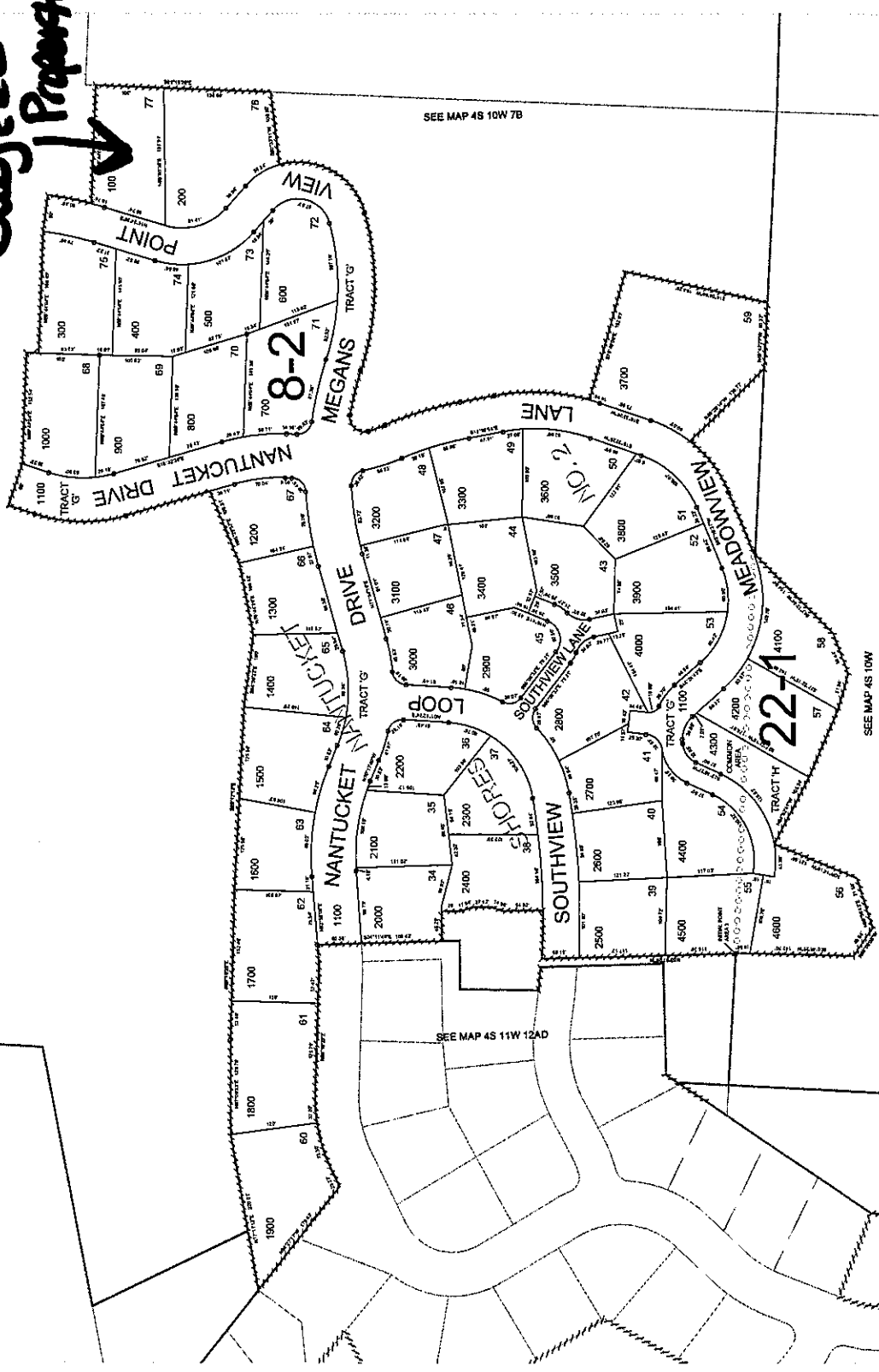
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL ENGINEERING OR SURVEY PURPOSES

N.W.1/4 N.W.1/4 SEC.7 T.4S. R.10W. W.M.
Tillamook County
1" = 100'

04S10W07BB
NANTUCKET SHORES NO.2
CANCELLED:

Subject
Property

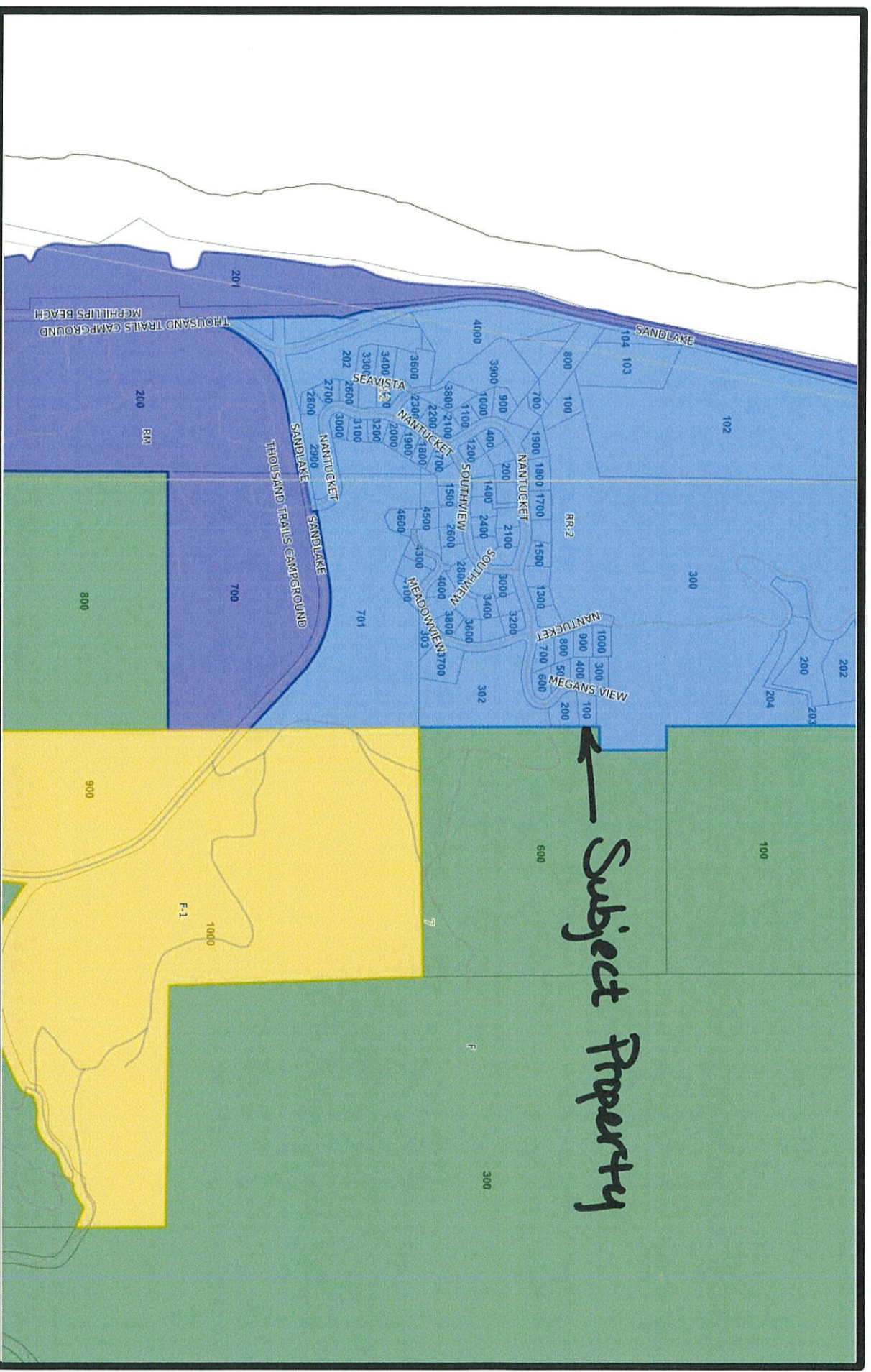
SEE MAP 4S 10W 7B



SEE MAP 4S 10W

NANTUCKET SHORES NO.2
04S10W07BB
REVISED 03/17/05, WS


Map





Land of Cheese, Trees and Ocean Breeze

**RESOURCE ZONE EXCEPTION #851-25-000235-PLNG: OLSON GROUP
ARCHITECTS PC/SRINIVASAN/SARANGAPANI
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: August 14, 2025
Report Prepared By: Sarah Absher, CFM, Director 

I. GENERAL INFORMATION:

Request: An exception request to reduce the required 100-foot resource zone setback from the Forest (F) zone boundary and establish a 25-foot setback from the east (rear) property line to allow for the placement of a residential structure (single-family dwelling) (Exhibit B).

Location: Located within the Nantucket Shores Development north of the Unincorporated Community of Pacific City/Woods accessed via Megans View Point, a private road, and designated as Tax Lot 100 in Section 7BB of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Rural Residential 2-Acre (RR-2)

Applicant: Olson Group Architects, PC, 17150 SW Upper Boones Ferry Rd., Portland, OR 97224

Property Owner: Sridhar Srinivasan & Deepa Sarangapani, 10615 SW Clear St., Tualatin, OR 97062

Description of Site and Vicinity: Assessor records indicate the subject property encompasses approximately 0.31-acres, roughly 13,503.6 square feet, and is rectangular in shape. The subject property slopes in a downward, westerly direction, is vegetated with grass and trees and is currently unimproved (Exhibit A). No mapped wetlands or other natural features are identified on the subject property (Exhibit A).

The subject property is located in the northeastern region of the Nantucket Shores development and abuts a forested area zoned Forest (F). The property is within an area of geologic hazard, with mapped areas of deep and shallow landslide susceptibility (Exhibit A).

The area is comprised of a cluster of Rural Residential 2-Acre (RR-2) zoned properties which are mostly substandard in size and are generally improved with single-family dwellings and accessory structures or are vacant. FEMA Flood Insurance Rate Map #41057C0855F dated September 28, 2018, confirms the subject property is not located in the Special Flood Hazard Area (SFHA) (Exhibit A).

Applicant is proposing to reduce the 100-foot rear yard setback from the Forest (F) zone boundary by 75-feet and establish a 25-foot setback to allow for the construction of a residential structure (single-family dwelling) (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- B. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on June 10, 2025. No comments were received.

A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone

Section 3.010(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:*

...
(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.

Findings: Applicant is proposing to reduce the 100-foot rear yard setback from the Forest (F) zone boundary by 75-feet and establish a 25-foot setback to allow for the construction of a residential structure (single-family dwelling) (Exhibit B). The applicant states that the attached garage is closest to the rear property line and Forest Zone boundary (Exhibit B). Applicant is proposing a row of Conifer trees to act as an equally effective barrier (Exhibit B). The garage and dwelling are attached via a “mud room” as shown on the site plan (Exhibit B). Staff notes that the dwelling footprint is more than 75-feet in distance from the Forest Zone boundary (Exhibit B).

Staff finds the subject property is identified as Tax Lot 100, is rectangular in shape and is approximately 175-feet deep by 100-feet wide as measured from midpoints (Exhibits A & B). As depicted on the zoning map included in “Exhibit A” of this report, the Forest Zone boundary runs along the easterly boundary of the subject property.

The property currently maintains natural features such as grass and trees (Exhibits A & B). The applicant states they will also plant trees along the easterly property boundary to enhance the forested buffer to act as a natural barrier between the proposed dwelling and forest land (Exhibit B).

There is a driveway and “motor court” area proposed between the dwelling and the easterly boundary of the property, occupying a space of roughly 40-feet wide by 40-feet deep (Exhibit B). The motor court area also serves as a fuel break and man-made barrier to limit conflicts between residential and resource use (Exhibit B).

Staff also finds the location of the proposed building footprint is sited on the top of a ridgeline, and the adjacent forested and forest zoned area slopes steeply downward to the east. Staff finds that topographical features as well as the maintenance of the proposed vegetation will act as an equally effective barrier to potential conflicts between resource and residential uses.

This criterion is met.

B. Section 4.130: Development Requirements for Geologic Hazard Areas

The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards.

The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.

TCLUO Section 4.130(2)(d) identifies the subject property within an area of mapped geologic hazard, specifically within an area of rapidly moving landslide susceptibility as identified in DOGAMI IMS-22 (Exhibit A). Section 4.130(2)(f) requires submittal of a Geologic Hazard Assessment (Geologic Hazard Report) where the average existing slopes are equal to or greater than 19 percent where the average existing slopes of the subject property are equal to or greater than 19%, measured from the highest to lowest point of the property.

The subject property is located in the second phase of the Nantucket Shores Development, Nantucket Shores No. 2, identified as Lot 77 (Exhibit A). The Geologic Hazard Report for Nantucket Shores exceeds the 5-year report limit outlined in TCLUO Section 4.130(4)(e). As per TCLUO Section 4.130(5), Staff finds a Geologic Hazard Report prepared in conformance with the standards of TCLUO 4.130(4) shall be submitted to this Department for review and approval prior to applying for Consolidated Zoning/Building Permits. Staff find that a condition of approval can be made to ensure compliance with this requirement at the time of Consolidated Zoning/Building permit submittal.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for an exception to the Forest (F) zone setback subject to the Conditions of Approval in Section V of this report. This approval does not address any additional development of the subject property.

By accepting this approval, the applicant and property owner agrees to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant /property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on August 26, 2025**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The Applicant/Property owner shall obtain all Federal, State, and Local permits, as applicable, including approved onsite wastewater treatment permits and an approved Building and Zoning Permit from the Tillamook County Department of Community Development.
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A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit C' shall be provided at the time of applying for Consolidated Zoning/Building Permit.

7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

VI. EXHIBITS

All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Maps
- B. Applicant's submittal
- C. Required Restrictive Covenant: Farm Forest Practices

EXHIBIT A

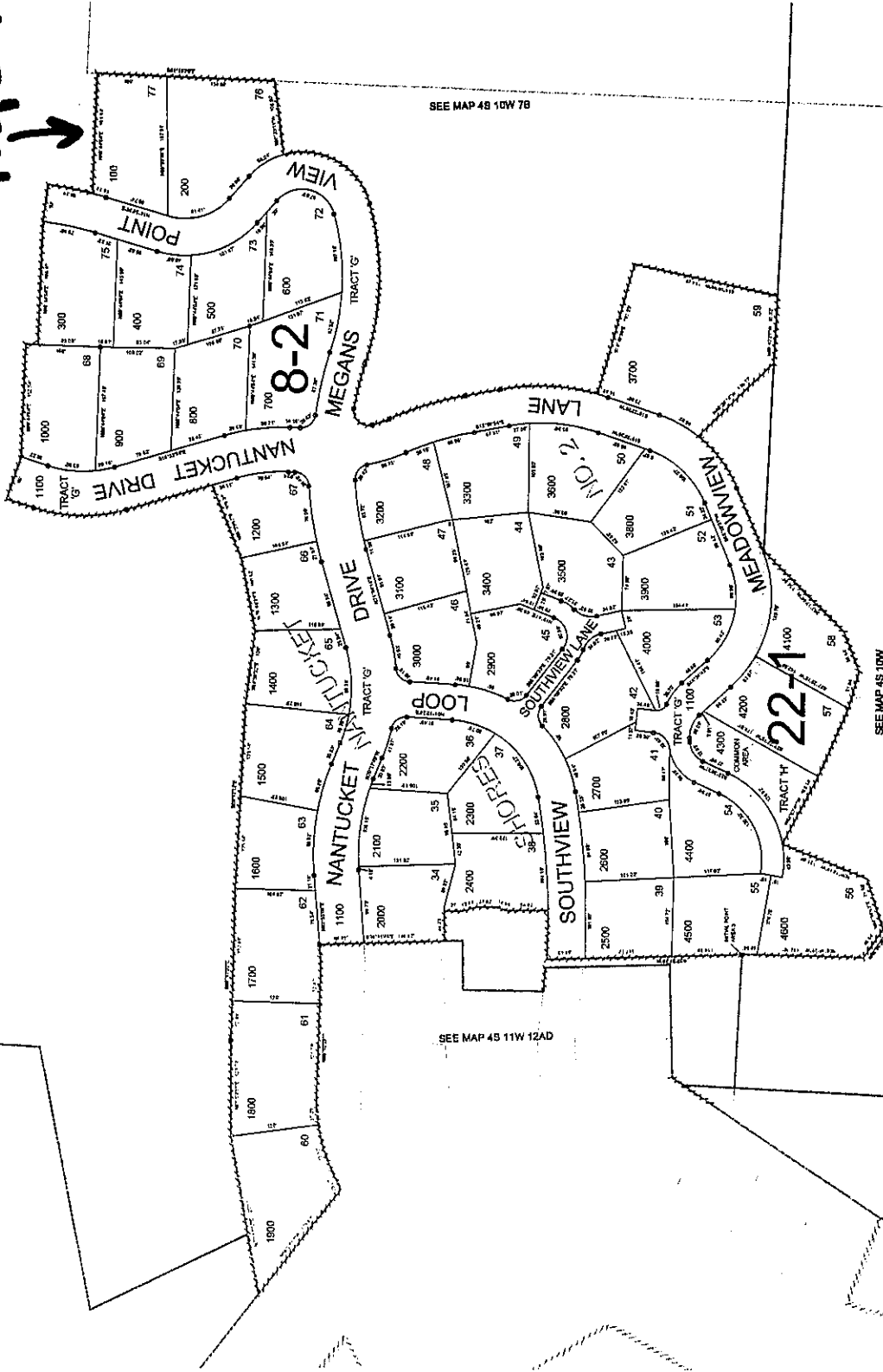
FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

N.W. 1/4 N.W. 1/4 SEC. 7 T.4S. R. 10W. W.M.
Tillamook County
1" = 100'

04S10W07BB
NANTUCKET SHORES NO.2

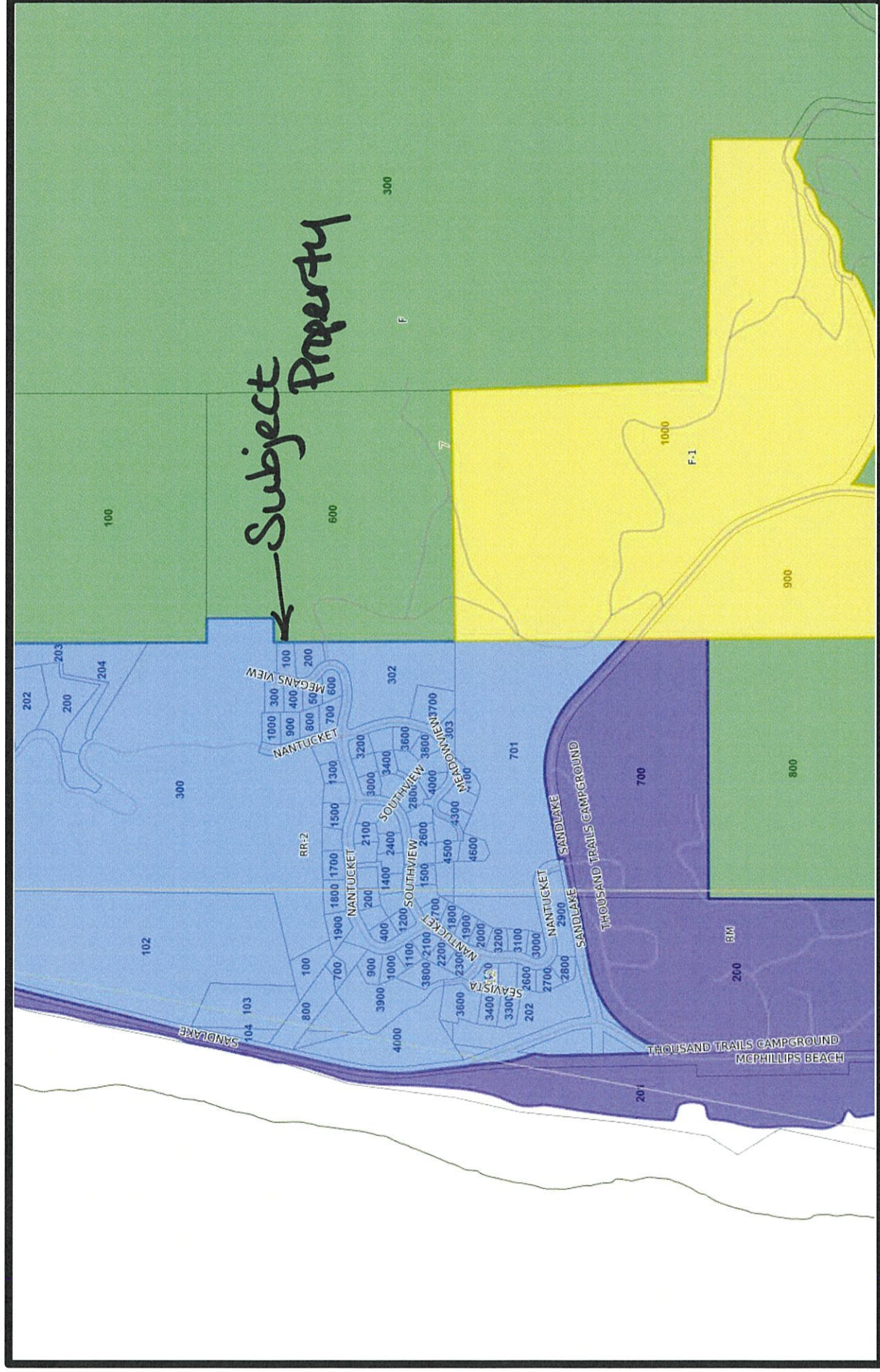
CANCELLED:

Subject Property →



NANTUCKET SHORES NO.2
04S10W07BB
REVISED 03/17/09, WS

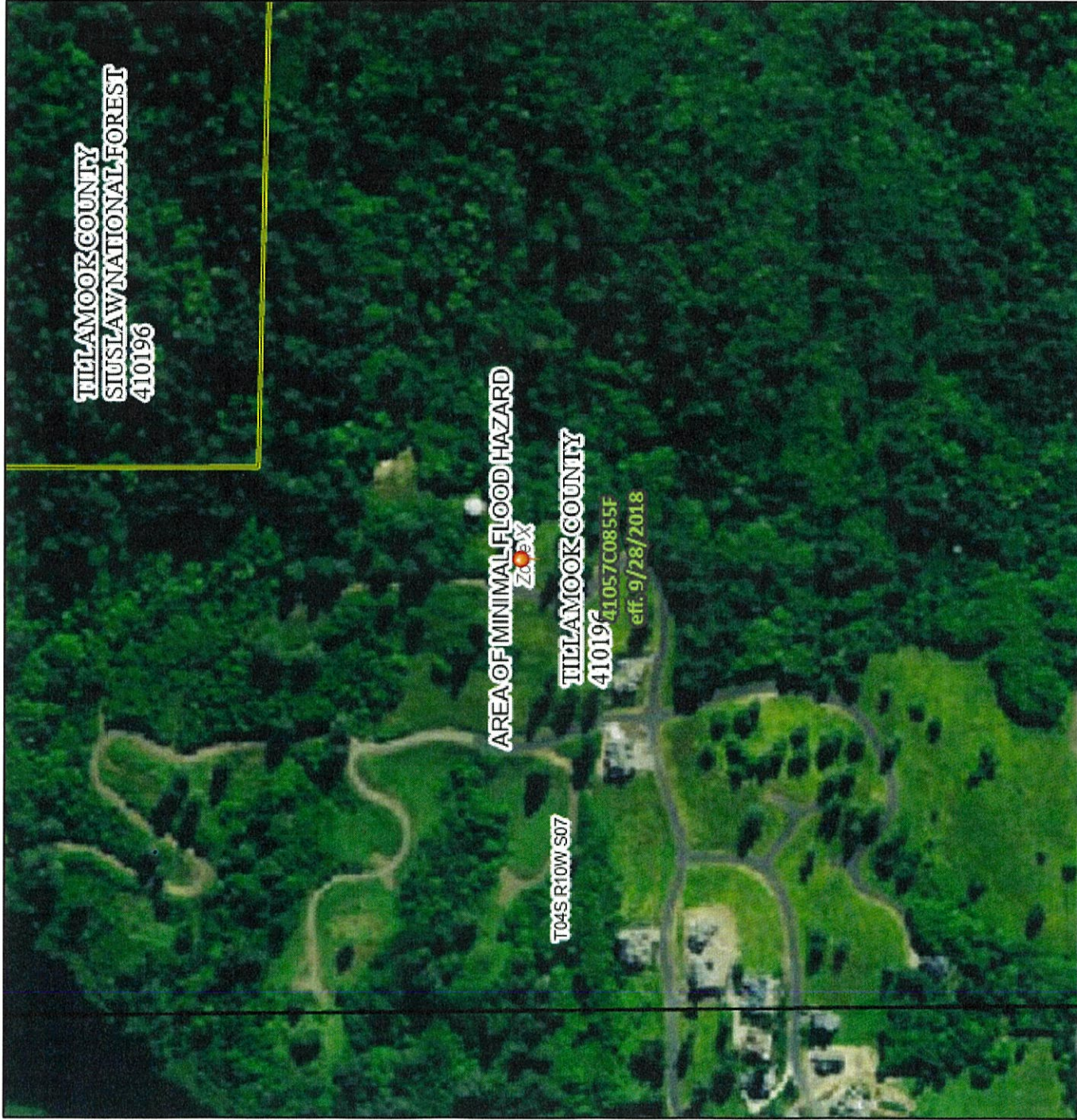
Map



National Flood Hazard Layer FIRMette



123°57'58"W 45°14'41"N



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

1:6,000

123°57'21"W 45°14'15"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

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 *Zone X*

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*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

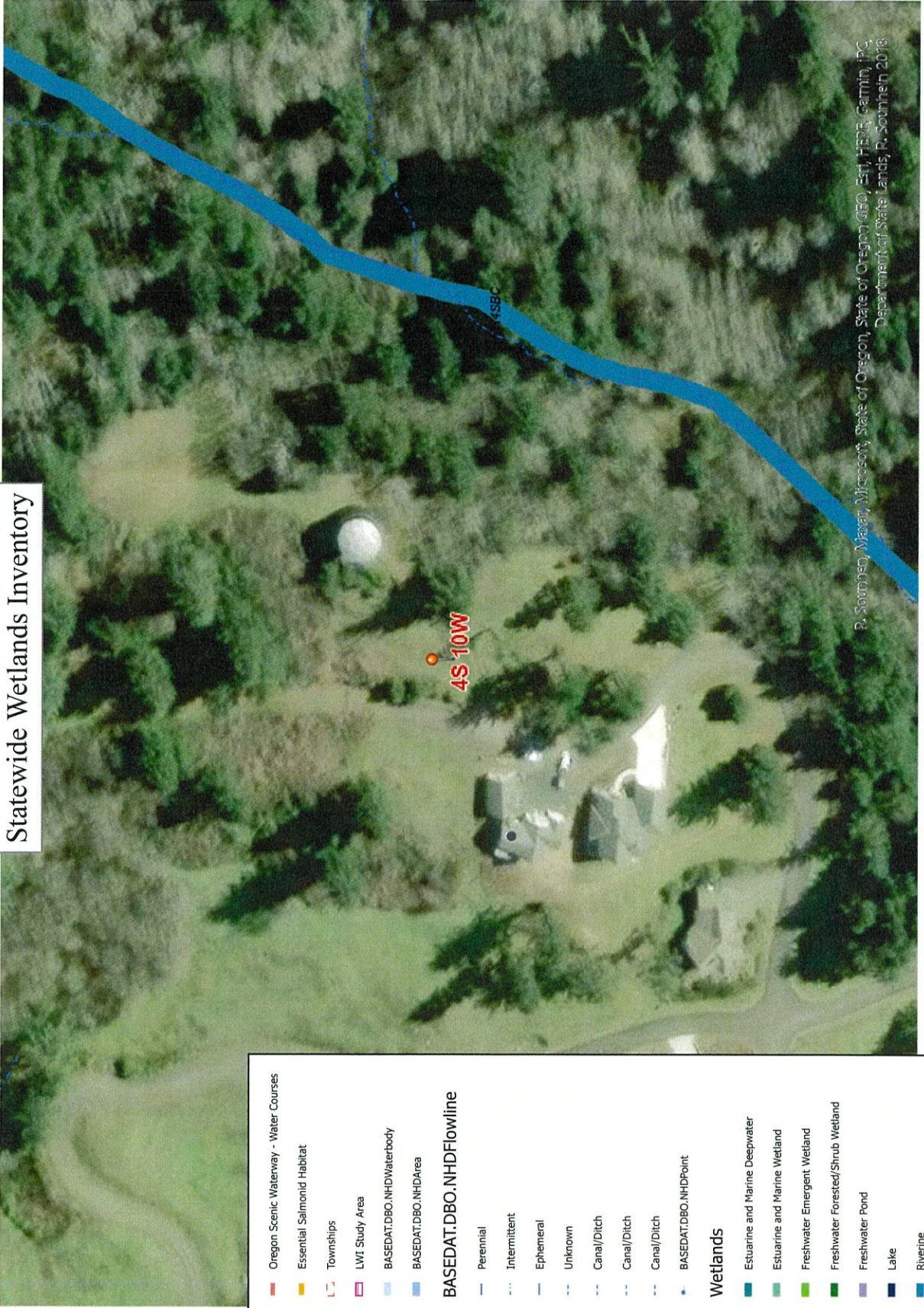
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **5/29/2025 at 8:02 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



R. Sounness, Mayan, Missouri, State of Oregon GEO, Est, HERR, Garmin, PC,
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR 97301-1279

- Oregon Scenic Waterway - Water Courses
- Essential Salmonid Habitat
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDIWaterbody
- 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

1.257
0 0.01 0.03 0.05 0.08 0.1
mi
The Statewide Wetlands Inventory (SWI) represents the best data available at the time this 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.



Geologic Hazard Area

▼ Administrative Boundaries

- ☒ ☆ Tax lots
- ☒ ☆ County Boundaries
- ☐ ☆

► Non-Regulatory Planning

▼ Physical

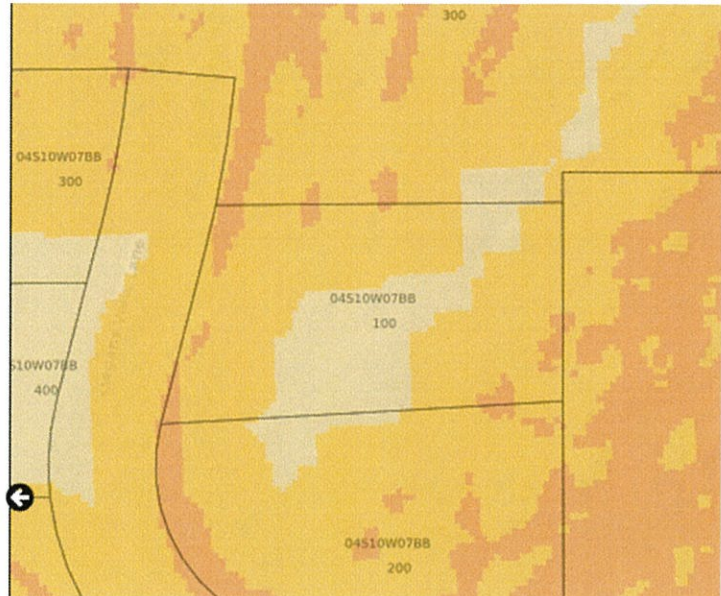
- ☐ ☆ Debris Flow fans
- ☒ ☆ Deep Landslide Susceptibility
 - High Susceptibility
 - Moderate Susceptibility
- ☒ ☆ Shallow Landslide Susceptibility
- ☐ ☆ Rapidly Moving Landslides
- ☐ ☆ Beaches and Dunes Overlay Zone

▼ Elevation

- ☐ ☆ Highest Hit, OLC, 2008-19
- ☒ ☆ Bare Earth, OLC, 2008-19

▼ Aerial Photos

► State Imagery



Tillamook County
2024 Real Property Assessment Report
Account 414329

Map 4S1007BB00100
Code - Tax ID 0800 - 414329

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr NANTUCKET SHORES NO 2
Lot - 77

Mailing SRINIVASAN, SRIDHAR &
SARANGAPANI, DEEPA
10615 SW CLEAR ST
TUALATIN OR 97062

Deed Reference # 2021-4596
Sales Date/Price 05-22-2021 / \$189,900
Appraiser RANDY WILSON

Property Class 100 MA SA NH
RMV Class 100 09 OV 965

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

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
0800	Land	211,770		Land	0
	Impr	0		Impr	0
Code Area Total		211,770	157,450	157,450	0
Grand Total		211,770	157,450	157,450	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0800	1			RR-2	Market	117	0.40 AC		211,770
Code Area Total							0.40 AC		211,770

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

Exemptions / Special Assessments / Notations									
Code Area 0800									
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL NORTHWEST						18.75	0.40	2024	
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL SURCHARGE						0.00		2024	

Comments 7/23/09 Apportioned value after Nantucket Shores No. 2 subdivision. 96/10 land to market. dv. 8/25/10 Land to market after Nantucket Shores No. 2 subdivision. Tabled land. dv. 3/8/11 BOPTA Stipulation Agreement filed 1/31/11. Carried value forward. dv 7/21/11 Updated land table. dv. 4/10/14 Land reappraisal, added grading, left entered for adjudicated value.LM 12/16 Request for review by owner due to sale/Site visit completed with new RMV based on sales price and inspection of property and features/Rolled forward from previous year. RCW 1/2022 Sales review, turned tables on. LM

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: Olson Group Architects PC Phone: 503-620-9870

Address: 17150 SW Upper Boones Ferry RD

City: Portland State: OR Zip: 97224

Email: design@oslongrouparchitects.com

Property Owner

Name: Sridhar Srinivasan & Deepa Phone: 503-583-6552; 503-860-0685
Sarangapani

Address: 10615 SW Clear St.

City: Tualatin State: OR Zip: 07062

Email: Deepasarangapani@gmail.com or kothi@yahoo.com

OFFICE USE ONLY	
MAY 09 2025	
BY: <i>Counter-SS</i>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: <i>143527</i>	
Fees: <i>1,365</i>	
Permit No:	
851- <i>25</i> - <i>000235</i> -PLNG	

Request: Resource zone exception to 100 ft setback from Forest zone to proposed residential structures (new single family dwelling) on subject site in RR-2 zone.

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input 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 checked="" 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: Lot 77 Nantucket Shores Phase 2, Megans View Pt.

Map Number: 4S 10W 7BB Tax lot 100

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.

(Sridhar Srinivasan) *(Deepa Sarangapani)* 5.6.25
Property Owner Signature (Required) Date
[Signature] 5.5.25
Applicant Signature Date

OLSON GROUP ARCHITECTS AIA

May 6, 2025

Exception request to 100 foot setback Forest zone to RR-2 zone.

Re: Lot 77 Nantucket Shores phase 2

Tax lot 100 Map 4S 10W 7BB

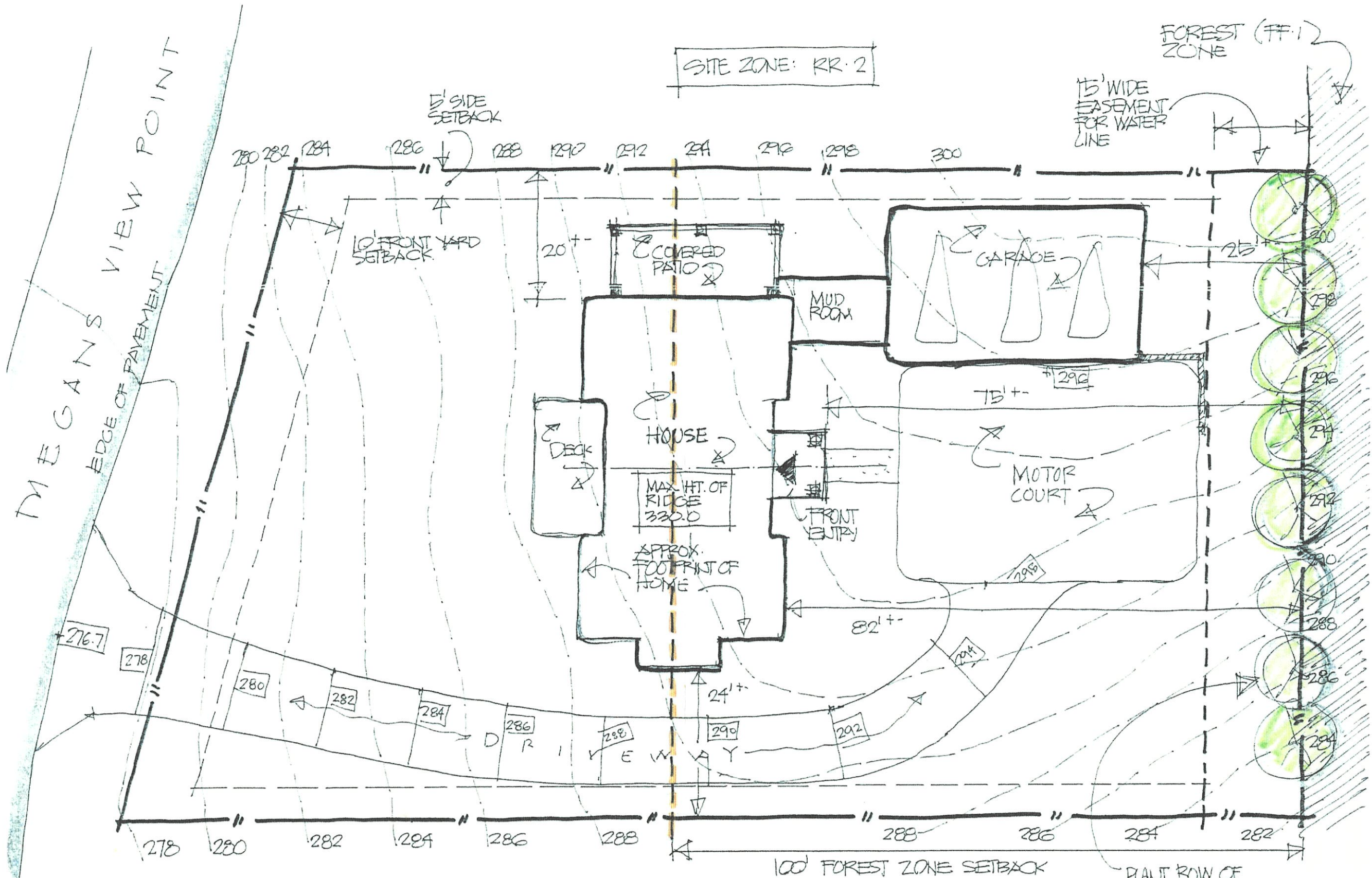
Exception to 100 foot setback outlined in Section 3.010 (4) (k).

The exception is requested as a buffer of conifer trees will be planted on the boundary property line that will provide an equal barrier between the Forest activity and residential uses as the 100ft distance alone.

The trees will provide visual separation, sound attenuation and dust control from potential activity that might occur on the Forest Zone. See attached site plan.

The bulk of the home will be 75 feet from the property line. The garage is attached to the main residence with an enclosed mudroom and as such the garage is the closet part of the residential structure to the boundary to the Forest resource. The east edge of the garage is proposed to be 25 feet from the resource boundary.

The request is for exception to the Forest setback requirement as alternate measures to buffer conflict between the 2 uses is being proposed.



LOT 77 NANTUCKET SHORES.

TAX LOT 100. MAP 4S 10W 7BB
TILLAMOOK COUNTY, OR.
D. T. 25.

APPLICANT: OLSON GROUP ARCHITECTS PC
DESIGN@OLSON GROUP ARCHITECTS.COM · 503.620.9870

PLANT ROW OF
CONIFER TREES
AT BOUNDARY
WITH FOREST ZONE
TO BUFFER CONFLICT
BETWEEN USES.
TREES TO PROVIDE
SCREENING AND
SOUND BUFFER AS
WELL AS DUST
CONTROL.

EXHIBIT C

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the Department of Community Development Staff at (503)842-3408 x3410.

After Recording Return To:

RESTRICTIVE COVENANT

(GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of

_____, 20____,

Signature

Print Names

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____, 20 ____

SEAL

Notary Public of Oregon
My Commission Expires:

STATE OF OREGON
COUNTY OF TILLAMOOK